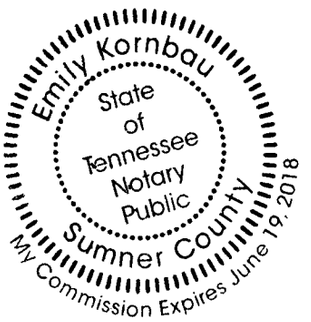
Bill Garrett Davidson County
Batch# 15388 DEEDWARR
10/19/2017 10:46:27 AM 2 pgs
Fees: $13.00 Taxes: $1,528.10
20171019-0107108

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179492

**WARRANTY DEED**




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2017.

NOTARY PUBLIC

My commission expires: 10/19/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert M. Leggett and Carolyn A. Leggett<br>624 Westcott Lane<br>Nolensville, TN 37135 | ~~NEW OWNER~~<br>Attn Federal C.U.<br>1700 Oak Forest Dr.<br>Onalaska, WI 54650 | 186 04 0A 468.00CO |

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirteen Thousand and 00/100 Dollars ($413,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER GAARLANDT, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT M. LEGGETT AND CAROLYN A. LEGGETT, SPOUSES MARRIED TO EACH OTHER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 468 as shown on the Final Plat of Burkitt Place, Phase 2K, Section 1, of record as Instrument No. 20131002-0103400, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Christopher Gaarlandt, unmarried man, by Warranty Deed from Regent Homes, LLC, dated 8/27/2014, recorded 8/29/2014, of record in Instrument #20140829-0079276, in the Register's Office for Davidson County, Tennessee. Christopher Gaarlandt is now married to Jennifer Gaarlandt. The said Jennifer Gaarlandt hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 624 Westcott Lane, Nolensville, TN 37135, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of October, 2017.

**CHRISTOPHER GAARLANDT**

**JENNIFER GAARLANDT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Christopher Gaarlandt and Jennifer Gaarlandt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of October, 2017.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18