Bill Garrett Davidson County
Batch# 72578 DEEDQC
03/23/2018 10:09:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180323-0027442

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
David M. Leggett and Donna Marie Leggett P. O. Box 572 Gainesboro, TN 38562	New Owner	109050D08800

For and in consideration of the sum of $10.00 cash in hand paid, **1603 Lincoya Bay Drive, Inc., a Tennessee corporation**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **David M. Leggett and wife, Donna Marie Leggett,**, all of his/her/our rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1603 in The Cottages at Williams Bend, Horizontal Property Regime with Private Elements, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, of record in Instrument No. 20040628-0076712, and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.
>
> Being the same property conveyed to 1603 Lincoya Bay Drive, Inc, a Tennessee corporation, by Warranty Deed from Sandra Lee Whitmore and husband, Kevin Whitmore, of record in Instrument No. 20171120-01188920, Register's Office for Davidson County, Tennessee.

This is improved property known as **1603 Lincoya Bay Drive, Nashville, TN 37214.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand this 22 day of March, 2018.

GRANTOR:

1603 Lincoya Bay Drive, Inc.

BY: _____
David M. Leggett, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared David M. Leggett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of 1603 Lincoya Bay Drive, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such President.

Witness my hand, at office, this 22 day of March, 2018.

_____
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-6-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this 22 day of March, 2018.

_____
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-6-20