This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180600 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$312,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 17th day of April, 2018. Notary Public My Commission Expires: **Prepared by:** **Record and Return to:** **Chapman and Rosenthal Title, Inc** **2002 Richard Jones Rd., Ste 203-A** **Nashville, TN 37215**

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Bill Garrett Davidson County
Batch# 82545 **DEEDWARR**
04/19/2018 09:01:30 AM 2 pgs
Fees: $13.00 Taxes: $1,156.25

20180419-0036782

THIS INDENTURE, made this 17th day of April, 2018, among:

LEIGH MARIE LUNN, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOHN MARCUS LEGAN AND MARY CAHILL LEGAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 61, on the Plan of a Horizontal Property Regime (Private Element), The Terraces at Brentwood Chase (a Revision of "Old Towne at Brentwood Chase"), of record in Instrument No. 20001103-0109137, Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leigh Marie Lunn, unmarried by Warranty deed from Eric T. Brosch, unmarried of record in Instrument No. 20060113-0005712 Register's Office for Davidson County, Tennessee, dated January 11, 2006 and recorded on January 13, 2006. (Value of consideration shown in aforementioned deed $210,000.00.) Being also known as 441 Old Towne Drive Brentwood, Tennessee 37027.

- **Said property was never the marital residence of Grantor**

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Leigh Marie Lunn

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Leigh Marie Lunn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2018.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Mark Legan
Address: 441 Old Towne Drive
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 160-16-0C-061.00-CO