STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me, this 13th day of August, 2018.

Notary Public

My commission expires: 11 30 2020

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER My Comm Exp. November 30, 2020

Bill Garrett Davidson County
Batch# 128497 DEEDWARR
08/14/2018 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20180814-0079991

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kenneth S Legg **Claudia J Legg**	**NEW OWNER**	**18700009800**
80 Battle Ridge Lane		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lisa Anker, single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth S Legg and Claudia J Legg, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being bounded on the North and West by property of Rachel Yates Bonds, Deed Book 1148, page 141 Tract; the East by property of Andy Burkitt, Tax Map 187, parcel 21; The south by Tract #5-B of this survey. As described according to an unrecorded survey by Robert Francis, a licensed Surveyor (license No. 669) dated 24 January, 1986.

Beginning at a nail in the center line of Battle Road in line with the center line of a 50 foot right of way used to ingress and egress to other tracts of this survey, said nail being the SW corner of tract #1 of this survey, the SE corner of tract #2 of this survey and further identified as N 88 degrees 13' 30" W 293.63 feet from the SW corner of Andy Burkitt; thence leaving center road and with center line of 50 foot right of way as follows N 3 degrees 00' E, 405.76 feet to a pin; thence N 14 degrees 38' 50" E, 326.0 feet to a pin; thence N 55 degrees 44' 53" E, 225.0 feet to a pin; thence leaving center right of way and with North line of tract #1 of this survey S 83 degrees 08' E 50 feet to a pin in West fence of Andy Burkitt; thence with West fence of Burkitt, being East fence of right of way as follows N 3 degrees 08' E 631.6 feet to a pin by a post; thence N 3 degrees 25' E 178.0 feet to a pin; thence N 3 degrees 04' E 887.4 feet to a pin in a fence line; thence N 3 degrees 15' E 252.42 feet to a pin in fence line; thence N 03 degrees 24' E 300.77 feet to a pin in fence line, this being the SE corner of this tract and the beginning of this survey; Thence crossing right of way and with North line of Tract #5-B of this survey N 84 degrees 50' W 406.38 feet to a pin in East fence of Rachel Yates Bonds: thence with East fence of Bonds N 03 degrees 07' 11" E 640.43 feet to a pin by corner post, being the NW corner of this tract; thence with South fence of Bonds S 84 degrees 50' E 409.5 feet to a pin by corner post, this being the NE corner of this tract; thence with West fence of Andy Burkitt S 3 degrees 24' W 640.33 feet to the beginning, containing 6 acres more or less.

Included with this tract is a 50 foot right of way for private roadway easement as recorded in Deed Book 6653, page 29, R.O.D.C. for ingress and egress and for the laying and maintenance of water lines as needed by tract owners and in addition a 15 foot easement for power and phone service and maintenance shall be maintained West of and adjoining the same road way. In addition a 50 foot right of way subject to the same uses and conditions as above for all utilities and road way has been retained for the use of tract 5-A along the remaining East boundary of tract 5-B.

Being the same property conveyed to Scott W. Anker and Lisa Fallin, tenants in common, a 1/2 undivided interest, and Scott W. Anker and wife, Lisa Anker, a 1/2 undivided interest, by Quitclaim Deed from Scott W. Anker and Lisa Fallin, now Lisa Anker, dated November 5, 1996, of record in Book 10252, page 818, Register's Office for Davidson County, Tennessee.cott W. Anker died on or about November 24, 2010, leaving Lisa Anker the sole surviving tenant by the entirety as to a one-half interest in subject property, and as his only heir-at-law, vesting the said Lisa Anker with the entire fee simple interest in subject property. See Affidavit of Heirship of record in Instrument No. _201808140079989____, Register's Office for Davidson County, Tennessee. Lisa Anker and Lisa Fallin are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 80 Battle Ridge Lane, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Lisa Anker Date: 8-13-18
Lisa Anker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lisa Anker, the within named Grantor(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, at office, this 13th day of August, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 08 2021

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

