WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Takac	Same	072-10-0 221.00
(NAME)	(NAME)	
112 Haven Ridge Circle		
(ADDRESS)	(ADDRESS)	
Crossville, TN 38558		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Eric J. Lesueur and wife, Jerri Dawn Lesueur, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Takac and wife, Marsha M. Takac, 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1704 Northview Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness our hands this 15th day of May, 2007.

Eric J. Lesueur by Jerri Dawn Lesueur, Attorney in Fact

Eric J. Lesueur by Jerri Dawn Lesueur, Attorney in Fact

Jerri Dawn Lesueur

Davidson County DEEDWARR
Recvd: 05/22/07 13:05 3 pgs
Fees:18.00 Taxes:436.23

20070522-0060989

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerri Dawn Lesueur the 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 at Nashville, Tennessee this 15th day of May, 2007.

Commission expires: 01/24/09



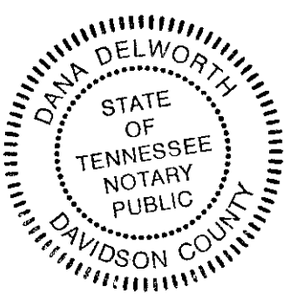
Dana Delworth Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jerri Dawn Lesueur, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Eric J. Lesueur, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Eric J. Lesueur. Witness my hand and Notarial Seal this 15th day of May, 2007.

Notary Public

My Commission Expires: 01/24/09



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

EXHIBIT A

Land located in the 7th Councilmanic District of Nashville, Davidson County, Tennessee on being Lot No. 4 on the unrecorded plan of Lots according to a survey by Pete Meyer dated 02/17/1946 and T.R. Sanford dated 06/27/1961 described more particularly according to a survey dated 06/15/2006 by Mark Devendorf (TN. R.L.S. #1838) as follows:

Beginning at an iron pipe (old) on the westerly margin of Northview Avenue (40' wide R.O.W.), said pipe being the northeast corner of the Valerie R. Perry and Barbara S. Counts Land (Book 7425, Page 795 R.O.D.C., TN.); thence leaving said margin with said Perry /Counts N 88°45'00" W 143.62 Feet to an iron rod (new) in the easterly margin of a railroad right of way; thence with said railroad right of way N 08°21'27" E 60.00 feet to an iron rod (new) at the southeast corner of the George H. Patton Land (Book 10486, Page 239 R.O.D.C., TN.); thence with said Patton S 88°55'14" E 136.58 feet to an iron rod (old) in said westerly margin of Northview Avenue; thence with said westerly margin S 01°37'18" W 59.95 feet to the point of beginning.

BEING all of the same property conveyed to Eric J. Lesueur and Jerri Dawn Lesueur, husband and wife, by Warranty Deed dated 6-19-2006 from George H. Patton, unmarried, of record in Instrument Number 20060629-0077947, Register's Office for Davidson County, Tennessee.