File No. 271101039

WARRANTY DEED

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Susan B. Mott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2007.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-16-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Lesueur	new owner	83-8 167.00
(NAME) 2729 Meadow Rose Drive	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BEVERLY ANN WHITE***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC LESUEUR**a married man **AND DAWN LESUEUR****, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried ** his wife

Land in Davidson County, Tennessee being Lot No. 10 on the Plan of Section Two, Whitman Meadow of record in Plat Book 3106, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Included but excluded is the property conveyed to W. A. Hill and wife, Elizabeth B. Hill by Alma L. Parrish of record in Book 3951, Page 453, said Register's Office. Said property being a part of Lot 10 on the Plan of Section Two, Whitman Meadow of record in Plat Book 3106, Page 127, Register's Office for Davidson County, Tennessee described as follows: Beginning on the westerly margin of Meadow Rose Drive at an iron pin; the common corner of Lots 10 & 11; thence with the line between said Lots 10 & 11 westwardly 139.63 feet to a point in the line between Whitman Meadow Subdivision, Section Two and Section One, as of record in Book 2854, Page 55, said Register's Office; thence with the westerly line of Lot 10 between said two sections of said Subdivision north 19 deg. 25' east 10 feet to an iron pin; thence south 71 deg. 14' 18" east 138.86 feet to the point of beginning. The same being a triangular area off the southern side of Lot 10, being zero point zero feet at the front and 10.0 feet at the rear and being a part of the same property conveyed to Alma L. Parrish of record in Deed dated April 27, 1964 from Stanford Miller and Lanier Miller in Book 3762, Page 550, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Beverly Ann White by Warranty Deed from Beverly Ann White and Delno Swann as recorded in Instrument 20030902-0126981, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 3106, Page 127, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2729 Meadow Rose Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 12/20/07 12:34 2 pgs
Fees:13.00 Taxes:506.90

20071220-0146111

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 30 day of Nov., 2007.

Beverly Ann White

STATE OF TN

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Beverly Ann White the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of Nov., 2007.

Commission expires:

Cheryl B. Hoffman
Notary Public

NOTARY PUBLIC CHARLEVOIX CO.

CHERYL B HOFFMAN
Notary Public, State of Michigan
County of Charlevoix
My Commission Expires May. 28, 2013
Acting in the County of

File Number: 271101039
RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Return To: D-1226
Jack Case Wilson Title Associates, LLC
125 River Rock Blvd, Ste B
Murfreesboro, TN 37128