WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090053126 DEEDWARR
Recvd: 08/05/09 10:40 2 pgs
Fees:13.00 Taxes:1517.00
20090805-0073353

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of August, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy B. Hinton and Tim J. Hinton	Bank of America, N.A.	061-12-0-031.00
(NAME) 1200 Eastdale Avenue	(NAME) 9000 Southside Blvd., #600	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Jacksonville, FL 32256	
(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 Wendy B. Hinton and *, Tim J. Hinton, 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:

* HUSBAND

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being Lots Nos. 1, 2 and 3, of Block "G" on the Plan of Jackson Park, Section 2, as of record in Book 843, Page 21, Register's Office for said County.

Said Lots 1, 2 and 3 adjoin and front together 180 feet on the south side of Eastdale Avenue and run back between lines measuring 139 feet on the east line of Lot No. 3 and 145 feet 6 inches on the west line of Lot No. 1, to a dead line in the rear measuring 180 feet thereon.

TRACT NO 2: Being the westerly 30 feet front and 35 feet rear of Lot No. 4 of Block "G" on the Plan of Jackson Park, Section 2, of record in Book 843, Page 21, Register's Office for said County.

Said part of said lot fronts 30 feet on the the southerly side of Eastdale Avenue and runs back 142 feet 6 inches, more or less on the easterly line and 139 feet on the westerly line, to a dead line, measuring 35 feet thereon.

Being the same property conveyed to Eric J. Lesueur and Jerri Dawn Lesueur, husband and wife, by Warranty Deed dated April 20, 2001 from Peggy Cooley, Edward C. Galloway and Ruth V. Galloway, the sole heirs under the will of Victor Edwards Cooley, deceased of record in Instrument Number 20010424-0040488, said Register's Office.

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 x property, known as 1200 Eastdale 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 3rd day of August, 2009.

Eric J. Lesueur

Jerri Dawn Lesueur

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric J. Lesueur and Jerri Dawn Lesueur the within named 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 3rd day of August, 2009.

Commission expires: 01/07/13

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206