WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110064784 DEEDWARR
Recvd: 10/17/11 13:16 2 pgs
Fees:13.00 Taxes:799.20
20111017-0080606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Rice	new owner	
(NAME)	(NAME)	115-15A-80
5028 Stonemeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **STUART B. LESSENBERRY AND WIFE, TANYA M. LESSENBERRY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT G. RICE AND AYUMI M. RICE, 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 Lot No. 80 on the Plan of Stonemeade, Section 1, of record in Book 6900, pages 800-801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stuart B. Lessenberry and wife, Tanya M. Lessenberry by deed from Jon E. Betts and wife, Elizabeth H. Betts of record as Instrument No. 20070605-0066478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) Declaration of Covenants, Conditions and Restrictions for Stonemeade of record in Book 7701, page 290, reaffirmed in Book 8349, page 43, as amended at Book 8810, page 840, Register's Office for Davidson County, Tennessee; (c) By-Laws of Stonemeade of record in Book 7701, page 332, as amended in Book 8517, page 992, Register's Office for Davidson County, Tennessee; (d) Dedication of common area to The Stonemeade Homeowner's Association of record in Book 8517, page 997, Register's Office for Davidson County, Tennessee; (e)
Easement for public utility purposes to Harpeth Valley Utilities District of Davidson and Williamson County, Tennessee, of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee; (f) Designated building area, various notes and a 15 foot easement for public utilities and drainage purposes along Stonemeade Drive, as shown on the Plan of record in Book 6900, pages 800-801, Register's Office for Davidson County, Tennessee; and (g) Rights of others in and to the common elements.

unimproved ☐

This is improved ☒ property, known as 5028 Stonemeade Drive, Nashville, TN 37221

(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 13th day of October, 2011.

Stuart B. Lessenberry

Tanya M. Lessenberry

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 Stuart B. Lessenberry and Tanya M. Lessenberry, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of October, 2011.

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013