BILL GARRETT, Davidson County
Trans:T20140019474 DEEDWARR
Recvd: 03/24/14 13:00 2 pgs
Fees:13.00 Taxes:414.40
20140324-0023946

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1083

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lesueur Construction Co. 107 Carriage Place Hendersonville, TN 37075	NEW OWNER	072-08-0-056.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2014.

Notary Public

My Commission Expires: 12/21/2015
(Affix Seal)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Christy Sonn a/k/a Christy G. Cornwell and Christy Cornwell Sonn, now known as Christy Cardwell, married and husband, Robert Cardwell, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Lesueur Construction Co., a Tennessee Corporation ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Geneiva Heights Section 2, of record in Plat Book 2854, Page 106, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to William L. Sonn, unmarried and Christy G. Cornwell, unmarried by Warranty Deed from Bruce F. Elder and wife, Paula J. Elder, dated June 25, 1998, recorded July 13, 1998, of record in Book 11017, page 741; and further being the same property conveyed to Christy Sonn, by Quitclaim Deed from William L. Sonn, dated September 24, 2002, recorded September 27, 2002, of record in Instrument No. 20020927-0118187, Register's Office for Davidson County, Tennessee.

Christy Sonn having since been married on March 14, 2009 and is now known as Christy Cardwell.

Robert Cardwell joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **1611 Berrywood Road, Nashville, TN 37216**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) All matters on the Plan of Geneiva Heights, Section 2, as of record in Plat Book 2854, page 106, Register's Office for Davidson County, Tennessee, (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 3098, page 359, Register's Office for Davidson County, Tennessee, (4) building restrictions, and (5) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **21st** day of **March, 2014.**

GRANTOR(S)

Christy Cardwell

Robert Cardwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christy Cardwell** and **Robert Cardwell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **21st** day of **March, 2014.**

Notary Public

My Commission Expires: 12/21/2015

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER