WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140053524 DEEDWARR
Recvd: 07/24/14 10:32 2 pgs
Fees:13.00 Taxes:3644.50
20140724-0065763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Wilmot LeBleu	SAME	Map 104-9
(NAME) 3811 Central Avenue	(NAME)	Parcel 29
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, I, **ANNEMARIE THOMPSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIFFANY WILMOT LEBLEU, MARRIED,** 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. 200 on the Plan of Richland Realty Co's Second Subdivision Division "B", of record in Plat Book 332, page 92, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adrian Jarquin-Valdivia and Annemarie Thompson by deed from Cynthia P. Smith, of record in Instrument No. 20021205-0150279, said Register's Office. Adrian Jarquin-Valdivia conveyed his interest in said property to Annemarie Thompson by Quitclaim Deed of record in Instrument No. 20030808-0113319, said Register's Office. Donald Ray Porter, Jr. conveyed any interest he may have in said property to Annemarie Thompson, a married person, by Quitclaim Deed of record in Instrument No. 20120109-0001997, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing on the plan of record in Book 332, page 92, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3811 Central Avenue, Nashville, Tennessee 37205

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 23rd day of July, 2014.

Annemarie Thompson by Kevin D. Montgomery, attorney in fact

Annemarie Thompson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of July, 2014, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Annemarie Thompson and acknowledged that he executed the same as the free act and deed of Annemarie Thompson.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of July, 2014.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

Kathy Snider
Notary Public