BILL GARRETT, Davidson County
Trans:T20150014958 DEEDWARR
Recvd: 03/02/15 11:08 2 pgs
Fees:13.00 Taxes:1221.00
20150302-0017690

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this 26th day of February, 2015.

Notary Public

My commission expires: 2.11.16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DREES PREMIER HOMES INC.	**NEW OWNER**	**09401046900**
1604 WESTGATE CIRCLE		
BRENTWOOD, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

ERIC LESUEUR, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DREES PREMIER HOMES INC., AN OHIO CORPORATION

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:

Being Lot Nos. 1, 2, and 3 on the final plat of East Side Estates, being a resubdivision of Lots 55 and 56, on the plan of Shelby Village No 2, of record as Instrument No. 20141219-0116333, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO ERIC LESUEUR, MARRIED, BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING DEVELOPMENT, WASHINGTON, D.C., DATED 06/10/2014 AND RECORDED ON 06/11/2014 IN INSTRUMENT NUMBER 20140611-0050668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DAWN LESUEUR JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1422-1424A, 1424-B ELECTRIC AVENUE, NASHVILLE, TN 37206.

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 in 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 my/our hand(s) this 26th day of February, 2015.

ERIC LESUEUR

DAWN LESUEUR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ERIC LESUEUR DAWN LESUEUR, the within named Grantor(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, at office, this 26th day of February, 2015.

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

My Commission Expires: 2-11-16