Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
15-0481C

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS ~~$160,000.00~~ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of June, 2015

Notary Public
Commission Expires: 1/26/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric Lesueur 908 Burchwood Avenue Nashville, TN 37216	Eric Lesueur 908 Burchwood Avenue Nashville, TN 37216	072-09-0-111.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Timothy Lee Massengill, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Lesueur and Dawn Lesueur, 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. 55 on the Plan of Burchwood Place Extended, as of record in Book 843, Page 101, Register's Off ice for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Timothy Lee Massengill, unmarried person by Warranty Deed from Margaret N Whitfield and husband James E Whitfield, dated 11-3-1192 and recorded 11-9-1992 in Book 8781, Page 216, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

BILL GARRETT, Davidson County
Trans:T20150051093 DEEDWARR
Recvd: 06/25/15 12:58 2 pgs
Fees:13.00 Taxes:555.00
20150625-0061246

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 908 Burchwood Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of June, 2015.

Timothy Lee Massengill

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy Lee Massengill** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee this 19th day of June, 2015.

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 8/12/15