WARRANTY DEED

File #2016090578

BETH ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Tammy L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2016.

Beth England
Notary Public

MY COMMISSION EXPIRES: 5.8.17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160084069 DEEDWARR
Recvd: 09/26/16 09:20 2 pgs
Fees:13.00 Taxes:384.80
20160926-0100893

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle, Ste. 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Kleve	New Owner	16211002300
(NAME)	(NAME)	
3339 Hamberton Circle	3339 Hamberton Circle	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	Murfreesboro, TN 37128	
(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/WE, **John Tilghman Lesher, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Kleve, an Unmarried Man**, 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 No. 69, on the plan of Section 4 Whittemore Valley, as the same appears of record in Book 6250, Page 873, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to John Tilghman Lesher, by Warranty deed from Terri A Rust, an unmarried person, dated 12/17/1999, of record in Instrument No. 199912300308810, said Register's Office.

*****Teryl Ray Brake, spouse of Grantor, joins in this conveyance for the purpose of conveying his marital interest, if any, in subject property*****

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Book 6250, Page 873, said Register's Office.; Restrictive Covenants as of record in Book 6243, Page 80, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **577 Michele Drive, Antioch,TN,37013**
(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 23rd day of September, 2016.

John Tilghman Lesher

Teryl Ray Brake

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared John Tilghman Lesher and Teryl Ray Brake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of September, 2016.

Commission expires:

8/18/18

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128