WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170002340 DEEDWARR
Recvd: 01/10/17 09:17 2 pgs
Fees:13.00 Taxes:416.25
20170110-0002631

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DENA BELLWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason LeVasseur and Laura LeVasseur	new owner	091100A00200CO
(NAME) 1619 Russell St.	(NAME)	
(ADDRESS) Nashville TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Russell Wilcoxson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason LeVasseur and Laura LeVasseur, 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 Unit "B" as shown on Exhibit B attached to the Declaration Establishing a Planned Unit Development for Snyder Avenue of record in Instrument No. 20020616-0074141, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to James Russell Wilcoxson by deed dated May 30, 2008 from U.S. Bank , N.A., Trustee of record in Instrument No. 20080625-0065346, Register's Office for Davidson County, Tennessee and by Quitclaim Deed dated January 3, 2017 from Paul McCullough, being one and the same as Paul McCulloch of record in Instrument No. 20170110-0002630, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 528 Snyder Avenue, Nashville, TN 37209
(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.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ALL MATTERS IN PLAT OF RECORD IN INSTRUMENT # 20020616-0074141, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

Witness my/our hands this 4th day of January, 2017.

James Russell Wilcoxson

State of Tennessee
County of Davidson

Personally appeared before me James Russell Wilcoxson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of January, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-LeVasseur

