WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1701000006

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Tricia Hurta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebekah A Baker	Same	72-08-0/100.00
(NAME)	(NAME)	
2220 Thistlewood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, We, **Eric Lesueur and Dawn Lesueur, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rebekah A Baker, 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. 20 on the Map of Dalewood, Section One, as of record in Book 1424, page 108, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric Lesueur and Dawn Lesueur, husband and wife, by deed from Jonathan S. Flack and Jennifer Flack, husband and wife, dated April 18, 2016 and filed for record April 20, 2016 as Instrument NO. 20160420-0038137 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 1424, page 108, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 1729, page 154, Register's Office for Davidson County, Tennessee.

Subject to any and zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 2220 Thistlewood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170008912 DEEDWARR
Recvd: 01/31/17 10:02 2 pgs
Fees:13.00 Taxes:961.63

20170131-0010086

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 my/our hands this 27th day of January, 2017.

Eric Lesueur

Dawn Lesueur

State of Tennessee
County of Davidson

Personally appeared before me Eric Lesueur and Dawn Lesueur, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of January, 2017.

Notary Public Judy Jacobs
My Commission Expires: 1-20-20

File No.: 201701018

