AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170020361 DEEDWARR
Recvd: 03/09/17 10:40 2 pgs
Fees:13.00 Taxes:1109.63

20170309-0023371

28437

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 6th DAY OF MARCH, 2017.

(Affix Seal) Notary Public

My Commission Expires: 7-4-2020

BRENDA RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-04-2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Leisa M. LeVasseur	Same address as	Map/Parcel
505 15th Street	new owner	053 03 0 374.00
Old Hickory, Tennessee 37138		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, HOME OWNERSHIP CONSULTING SERVICE, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto LEISA M. LEVASSEUR, hereinafter called the GRANTEE, her heirs and assigns, that 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. 40, as shown on the Revised Plan of Section E, Village of Old Hickory, of record in Book 1424, page 87, as revised in Book 1424, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Home Ownership Consulting Service, LLC by Warranty Deed from Russell B. Davis, unmarried, dated June 23, 2016, of record in Instrument No. 20160629-0066136, Register's Office for Davidson County, Tennessee. Also, by Quitclaim Deed of record in Instrument No. 20050511-0053101, Kimberly Walters Davis conveyed her marital interest in the property to Russell B. Davis.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2017 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 053 03 0 374.00.
2. All matters appearing on the Revised Plan of Village of Old Hickory Section E, of record in Book 1424, page 87, as revised in Book 1424, page 132, Register's Office for Davidson County, Tennessee.
3. Right of Way Easement of record in Book 626, page 556, Register's Office for Davidson County, Tennessee.

4. Easement for sewer, telephone, electrical and pipeline of record in Book 576, page 664, Register's Office for Davidson County, Tennessee.
5. Right of Way Easement for telephone of record in Book 662, page 743, Register's Office for Davidson County, Tennessee.
6. Right of Way Easement for drainage, waste, sewer, electrical and water of record in Book 735, page 417, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 505 15th Street, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 6th day of March, 2017:

Home Ownership Consulting Service, LLC

BY: _____, Authorized Member
Gerald E. Anderson, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Gerald E. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member (or other officer authorized to execute the instrument) of Home Ownership Consulting Service, LLC, the within named bargainor, a limited liability company, and that as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Member.

Witness my hand, at office, this 6th day of March, 2017:

_____
Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY