BILL GARRETT, Davidson County
Trans:T20170034247 DEEDWARR
Recvd: 04/24/17 11:08 2 pgs
Fees:13.00 Taxes:1343.10
20170424-0039861

# Warranty Deed

| | |
|---|---|
| GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $363,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 20th day of April, 2017.<br>Notary Public<br><br>My commission expires: 03-08-21 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Julia Carter Johnson | Shelter Lending Services | |
| 908A Burchwood Ave. | P. O. Box 740039 | 072-09-2G-001.00-CO |
| Nashville, TN 37216 | Cincinnati, Oh 45274-0039 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC LESUEUR AND DAWN LESUEUR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA CARTER JOHNSON, UNMARRIED, AND CALVIN R. JOHNSON, UNMARRIED, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 908A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 908 Burchwood Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151230-0131315 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Timothy Lee Massengill, an unmarried person by Warranty deed from Margaret N. Whitefield and husband James E. Whitefield of record in Book 8781, page 216 Register's Office for Davidson County, Tennessee, dated November 03, 1992 and recorded on November 09, 1992.

Being a portion of the same property conveyed to Eric Lesueur and Dawn Lesueur, husband and wife by Warranty deed from Timothy Lee Massengill, unmarried of record in Instrument No. 20150625-0061246 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 25, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 908A Burchwood Ave., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of April, 2017.

**Eric Lesueur**

**Dawn Lesueur**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Lesueur and Dawn Lesueur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2017.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017