WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170049824 DEEDWARR
Recvd: 06/12/17 10:49 2 pgs
Fees:13.00 Taxes:543.90
20170612-0058540

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

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
Eric Lesueur Dawn Lesueur	Eric Lesueur	42-15-0/84.00
(NAME)	(NAME)	
108 Timber Hills Drive	108 Timber Hills Drive	
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075	Hendersonville TN 37075	
(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, **Tommy S. Mallard and Wanda L. Mallard, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric Lesueur and Dawn Lesueur,** 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 near the City of Nashville being Lots Nos 77, 78, 79 and 80 Block "A" on the Map of Marthona not of record and descried according to a copy of a survey thereof by J.A. Mefford Surveyor in December 1937, as follows:

Beginning at a point in the easterly margin of Ezell road East (Now Marthona road East) the common corner of Lots 76 and 77, thence wit the line between said lots, easterly 427 feet to a point, thence southerly 100 feet to the common corner of Lots 80 and 81, Thence with the line between said lots westerly 427 feet to the easterly margin of Ezell road East; thence with the margin of the same northerly 100 feet to tthe beginning.

Being the same property conveyed to Tommy S. Mallard and Wanda L. Mallard by Special Warranty Deed from Wells Fargo Bank N.A. trustee for Carrington Mortgage Loan Trust, Series 2005 NC3 Asset Backed pass through Certificates, dated October 11 ,2007 and filed for record November 15, 2007 as Instrument NO. 20071115-0133814 in the Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

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

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

unimproved ☐

This is improved ☑ property, known as 147 East Marthona, Madison, TN 37115

(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 my/our hands this 8th day of June, 2017.

Tommy S. Mallard

Wanda L. Mallard

State of North Carolina
County of Mecklenburg

Personally appeared before me Tommy S. Mallard and Wanda L. Mallard, 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 8th day of June, 2017.

ANDY THUAN
My Commission Expires
NOTARY
PUBLIC
11-02-2021
MECKLENBURG COUNTY, NC

Notary Public Andy Thuan
My Commission Expires: 11-02-2021

File No.: 201705009