(2)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 19783 **DEEDWARR**
10/31/2017 01:55:11 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20171031-0111595

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 $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 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 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Lesueur	Eric Lesueur	42-09-0/131.00
(NAME)	(NAME)	
108 Timber Hills Rd	108 Timber Hills Rd	
(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, I, **Johnnie O. Melton, a widow** 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, being Lot No. 79 on the Plan of Kemper Heights, Section 2 of record in Book 2331, page 104, Register's Office for Davidson County, Tennessee, and mare particularly described as follows:

Said Lot No. 79 fronts 200.00 feet on the southerly side of Tuckahoe Drive and extends back between lines 182.8 feet on the westerly side and 142.9 feet on the easterly side to a dead line in the rear an measuring 168.7 feet thereon.

Being the same property conveyed to Dewey W. Melton and wife, Johnnie O. Melton by deed from Gaines and Gaines Construction Company, Inc dated October 18, 1956 and filed for record October 19, 1956 in Book 2598, page 23, Register's Office for Davidson County, Tennessee and further conveyed to David Medford Melton by Johnnie O. Melton dated January 26, 2017 and filed for record January 31, 2017 as instrument No. 20170131-0010406 and further conveyed to Johnnie O. Melton by Quitclaim Deed from David Medford Melton dated October 4, 2017 and filed for record October 9, 2017 as Instrument No. 20171009-0103274 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Book 2331, page 104, Register's Office for Davidson County, Tennessee.

Subject to such limitation, restrictions and encumbrances as may affect the property.

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

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

unimproved ☐

This is improved ☑ property, known as 807 Tuckahoe Drive, 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 30th day of October, 2017.

Johnnie O. Melton, by David Medford Melton her attorney in fact.

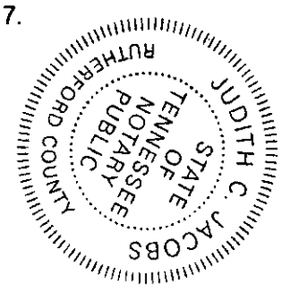
Johnnie O. Melton, by David Medford Melton, her attorney in fact

State of Tennessee
County of Davidson

On this 30th day of October, 2017, personally appeared before me David Medford Melton, to me known or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Johnnie O. Melton, and who acknowledged that he executed the foregoing instrument as the free act and deed of Johnnie O. Melton.

WITNESS my hand and seal this 30th day of October, 2017.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20



File No.: 201710018