Bill Garrett Davidson County
Batch# 89232 DEEDWARR
05/07/2018 12:25:21 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20180507-0043467

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
ERIC LESUEUR DAWN LESUEUR 108 Timber Hills Drive Hendersonville, Tennessee 37075	Same	061-08-0-170.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledges, **LINDA GRUBBS ENGLES, EXECUTRIX OF THE ESTATE OF MARSHA LANE THOMAS LAUTENBACH**, has this day bargained and sold, and does hereby transfer and convey unto the said **ERIC LESUEUR and wife, DAWN LESUEUR,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1:
Land in Davidson County, Tennessee, being Lots Nos. 12 and 13 of Block "E" on the Plan of Section No. 2 of Jackson Park, as of record in Book 843, page 21, Register's Office for said County.

Said Lots Nos. 12 and 13 front together 120 feet on the southerly side of Winding Way and run back 220 feet on the easterly line and 205 feet 10 inches on the westerly line to a dead line, measuring 116 feet thereon.

TRACT 2:

Being Lot No. 11 and the westerly one-half of Lot No. 14 of Block "E" on the plan of Jackson Park, Section No. 2, as of record in Book 843, page 21, Register's Office for said County.

Said Lot No. 11 fronts 60 feet on the southerly side of Winding Way and runs back 197 feet 3 inches on the westerly line and 205 feet 10 inches on the easterly line to a dead line, measuring 58 feet thereon.

Said part of Lot No. 14 fronts 30 feet on the southerly side of Winding Way and runs back 220 feet on the westerly line and 222 feet 9 inches, more or less, on the easterly line to the northerly line of Lot No. 19, measuring 29 feet thereon.

TRACT 3:

The reserved portion of Lot 10 of Block "E" on the Plan of Jackson Park, Section 2, Number 2 as of record in Book 843, page 21, Register's Office for Davidson County, Tennessee, not heretofore conveyed by James Clyde Thomas and Margaret Hooser Thomas. Said reserved portion is 10 feet more or less running along the east side of said Lot 10.

Being the same property conveyed to MARSHA THOMAS LAUTENBACH, by deed from EXECUTRIX OF THE ESTATE OF MARGARET HOOSER THOMAS, MARSHA THOMAS LAUTENBACH, of record in Instrument No. 20010426-0042105, dated April 23, 2001, said Register's Office. The said Marsha Thomas Lautenbach having since died testate on or about July 7, 2017. LINDA GRUBBS ENGLES, EXECUTRIX OF THE ESTATE OF MARSHA LANE THOMAS LAUTENBACH, has full convey said property pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 17P1423.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater for this transfer is **$407,000.00**.
Subscribed and sworn to before me
this 5 day of May, 2018.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 1222 Winding Way, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 5 day of May, 2018.

Linda Grubbs Engles, Executrix of the Estate of Marsha Lane Thomas Lautenbach

LINDA GRUBBS ENGLES, EXECUTRIX OF THE ESTATE OF MARSHA LANE THOMAS LAUTENBACH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **LINDA GRUBBS ENGLES, EXECUTRIX OF THE ESTATE OF MARSHA LANE THOMAS LAUTENBACH,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Executrix, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 4 day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY