WARRANTY DEED

Bill Garrett Davidson County
Batch# 119256 DEEDWARR
07/23/2018 01:01:22 PM 2 pgs
Fees: $13.00 Taxes: $414.40

20180723-0071516

File No. RW0004294A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Johnson and Kimberly Johnson	New Owner	061080203.00 (PO)
(NAME)	(NAME)	
1220 Winding Way Rd	1222 Winding Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Eric Lesueur and wife, Dawn Lesueur,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Howard Johnson and Kimberly Johnson, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 11 and 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 Lot 10.

Being a portion of the same property conveyed to Eric Lesueur and wife, Dawn Lesueur by Warranty deed from Linda Grubbs Engles, Executrix of the Estate of Marsha Lane Thomas Lautenbach of record in Instrument No. 20180507-0043467 Register's Office for Davidson County, Tennessee, dated May 05, 2018 and recorded on May 07, 2018.

Being a portion of the same property conveyed to Eric Lesueur and wife, Dawn Lesueur by Quitclaim deed from Eric Lesueur and wife, Dawn Lesueur of record in Instrument No. 20180522-0049146 Register's Office for Davidson County, Tennessee, dated May 22, 2018 and recorded on May 22, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This UNIMPROVED property is known as 1220 Winding Way Rd, 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 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 hand this 20th day of July, 2018.

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, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of July, 2018.

Notary Public

My commission expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022