WARRANTY DEED

Bill Garrett Davidson County
Batch# 120608 **DEEDWARR**
07/25/2018 12:49:06 PM 2 pgs
Fees: $13.00 Taxes: $1,657.60

20180725-0072579

File No. RW0004294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. 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	P/O 061-08-0-170.00
(NAME)	(NAME)	
1222 Winding Way Rd		
(ADDRESS)	(ADDRESS)	
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, wife and husband,** 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:

Being Lots Nos. 12 & 13 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 Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Clyde Thomas, Margaret Hooser Thomas by deeds of record in Book 1101, Page 659, Book 1286, Page 143 and the balance of the land described in a deed of record in Book 1578, Page 243, Register's Office for Davidson County, Tennessee. James Clyde Thomas pre-deceased Margaret Hooser Thomas.

Being a portion of the same property conveyed to Marsha Thomas Lautenbach by Executor's deed from Marsha Thomas Lautenbach, Executrix of the Estate of Margaret Hooser Thomas, of record in Instrument No. 20010426-0042105 Register's Office for Davidson County, Tennessee, dated April 23, 2001 and recorded on April 26, 2001.

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. 20180522-0049147 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.

unimproved ☐
This is improved ☒ property, known as 1222 Winding Way Rd, Nashville, TN 37216

(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 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:

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

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206