WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143939 DEEDWARR
09/21/2018 02:03:11 PM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20180921-0093866

Y-RMLS-18-1808

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Ryan Romer and Sarah Madalinksi	**New Owner**	
(NAME)	(NAME)	**108-12-0B-114.00-CO**
1808 Summerlake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERESA A. LESMEISTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES RYAN ROMER, A SINGLE MAN, AND SARAH MADALINKSI, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 12 on the Plan of Phase 1-A, Section 4, Harborview of record in Plat Book 7900, Page 386, in the 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 Teresa A. Lesmeister, unmarried by Warranty deed from Jerry L. Draper and wife, Joan M. Draper of record in Instrument No. 20031103-0160709 Register's Office for Davidson County, Tennessee, dated October 24, 2003 and recorded on November 03, 2003.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 386, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7471, Page 26, as amended in Book 7547, page 648, Book 7646, page 142, Book 7646, page 147, Book 7646, page 149, Book 7647, page 648, Book 7732, page 749, Book 8263, page 534, Book 8271, page 863, Book 8297, page 380, Book 8856, page 361, Book 8634, page 19, Book 8856, page 361, and Instrument No. 20160523-0050983, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Harbor view at Cheswicke Homeowners Association, Inc. of record in Book 9108, Page 73, in the Register's Office for Davidson County, Tennessee.
- Charter of Harborview at Cheswicke Homeowners Association, Inc of record in Book 7522, Page 389, as amended in Book 8263, page 554, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8940, Page 313 and Book 8940, Page 317, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7390, Page 270, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1808 Summerlake Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 19th DAY OF SEPTEMBER, 2018.

Teresa A. Lesmeister by Laura Mitchell, Attorney-In-Fact

Teresa A. Lesmeister by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TERESA A. LESMEISTER, and who acknowledged he/she/they executed the same as the free act and deed of the said TERESA A. LESMEISTER.

Witness my hand and official seal, this the 19th of September, 2018.

Stephanie Dome

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212