Box 14
G31250-4

ADDRESS OF NEW OWNER:
Thompson S. LeBlanc and wife, Sonia LeBlanc
1249 Shawnee Road
Madison, TN 37115

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Road
Ste 300A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 151915 **DEEDWARR**
10/17/2018 08:40:31 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40

20181017-0102701

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
052-12-0-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DONNA JEAN BERNINGER and husband, BRIAN A. BERNINGER, hereinafter called GRANTORS, have this day bargained and sold and by these present transfer and convey to THOMPSON S. LEBLANC and SONIA LEBLANC, husband and wife, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Property located in the County of Davidson, Tennessee:

Being Lot 73 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna Jean Berninger, a married woman, by Special Warranty Deed dated June 6, 2013, from Federal Home Loan Mortgage Corporation of record in Instrument No. 20130725-0077101 and further being the same property conveyed to Donna Jean Berninger and husband, Brian A. Berninger by Quitclaim Deed dated July 8, 2016, from Donna Jean Berninger, of record in Instrument No. 20160712-0071169, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1249 Shawnee Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 16 day of October, 2018.

BRIAN A. BERNINGER

DONNA JEAN BERNINGER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, BRIAN A. BERNINGER and wife, DONNA JEAN BERNINGER, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $282,000.00.

AFFIANT

Subscribed to and sworn before me, this the 16 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

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