Karen Johnson Davidson County
Batch# 225269 **DEEDWARR**
05/02/2019 03:45:42 PM 2 pgs
Fees: $13.00 Taxes: $928.70

20190502-0041225

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF **APRIL, 2019.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J Lee Properties LLC	NEW OWNER	06115008200
(NAME)	(NAME)	
138 Ridgewood Drive		
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42103		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Deborah Danhauer, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J Lee Properties LLC,** hereinafter called the GRANTEES, 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 Tract 25, Block "C", of Sunnymeade Estates, a Subdivision in the County of Davidson, State of Tennessee, a plat of which is of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Deborah Danhauer by deed dated November 13, 2002 from Martha H. Peden, Heir-at-law and Devisee under the Last Will and Testament of Rowena Hurt of record in Instrument No. 20021119-0143402, Register's Office for Davison County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1153 Ardee Avenue, 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/our hands this **30th** day of **April, 2019.**

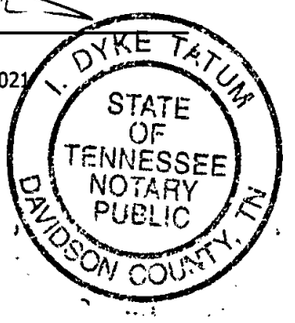
Deborah Danhauer

State of Tennessee
County of Davidson

On this 30th day of April, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Deborah Danhauer, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 30th day of April, 2019.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021



File No.: 19-JleeProperties