THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520878** Karen Johnson Davidson County Batch# 242622 **DEEDWARR** 06/13/2019 08:18:03 AM 2 pgs Fees: $13.00 Taxes: $2,220.00 20190613-0056623	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Kathryn Applegate Duffer Affiant Subscribed and sworn to before me, this 11th day of June, 2019. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: Kathryn Applegate Duffer 2218 Harding Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 08 0H 006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Webb Lesesne and Nancy Elliott Lesesne, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn Applegate Duffer**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit: A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 2218 of Canelbrook Condominiums Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Instrument No. 200006150059907 and as further set forth in Exhibits A and B to the Master Deed of record in Document No. 20010606-0058936, as amended by Exhibit B of amendment to Master Deed of record in Document No. 20010911-0098568 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed by Warranty Deed from Charles M. Spears and Allison J. Spears, husband and wife to John Webb Lesesne and Nancy Elliott Lesesne, husband and wife, as recorded on the 29th day of June, 2009 in Instrument No. 20090629-0060418 and Warranty Deed from Hugh S. Harper, unmarried to Charles M. Spears and spouse, Allison J. Spears, as recorded on the 1st day of August, 2003 in Instrument No. 20030801-0109310, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION - LOTS 15 & 16 WESTHAVEN, as recorded in Instrument No. 20000615-0059907.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CANELBROOK CONDOMINIUMS of record in Instrument No. 20010606-0058936, as amended by instrument(s) of record in Instrument No. 20010911-0098568; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2218 Harding Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 2019.

John Webb Lesesne

Nancy Elliott Lesesne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Webb Lesesne and Nancy Elliott Lesesne, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2019.

Notary Public
My Commission Expires: _____

