Karen Johnson Davidson County
Batch# 244671 DEEDWARR
06/18/2019 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20190618-0058404

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$385,000.00**

Affiant

Subscribed and sworn to before me, this 14th day of June, 2019.

Notary Public

My commission expires: 3-13-22

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roger L. LeBlanc and Kimberly D. LeBlanc	**New Owner**	**105-11-0-106.00**
1818 Martin Street		
Nashville, TN 37203		

FOR AND IN 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, WE,

Teaona Hunt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger L. LeBlanc and Kimberly D. LeBlanc, husband and wife

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 part of Lot No. 13 on the Plan of the Estate of Joseph W. Horton of record in Chancery Court Book 1, Page 44, 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 Judy Skelton Hunt by Deed from Thelma M. Hightower of record in Book 6981, page 809, Register's Office for Davidson County, Tennessee. Judy Skelton Hunt having since died. Also being the same property conveyed to Teaona Hunt by Deed dated May 20, 2005 from Lakita Skelton of record in Instrument No. 20050614-0064593, in the Register's Office for Davidson County, Tennessee. Pursuant to Affidavits of Heirship in Instrument No. 20000110-0003083, Instrument No. _201906180058401_, and in Instrument No. _201906180058402__, Register's Office for Davidson County, Tennessee, Lakita Skelton and Teaona Hunt were the only two heirs at law of Judy Skelton Hunt.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

1. Real estate taxes or special assessments imposed on the Title for the year(s) 2018, that are due or payable, but unpaid
2. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Chancery Court Book 1, Page 44, Register's Office for Davidson, Tennessee.

3. Deed of Right of Way and Easement of record in Instrument No. 20040921-0113263, Register's Office for Davidson County, Tennessee.
4. Anchor Easement of record in Instrument No. 20060208-0015639, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1818 Martin Street, Nashville, TN 37203.

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 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 hand(s) this 14th day of June, 2019.

Teaona Hunt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of June, 2019, before me personally appeared Teaona Hunt to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2019.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 11-23-20

File #: **19-8**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)