WARRANTY DEED

Karen Johnson Davidson County
Batch# 261693 DEEDWARR
07/24/2019 03:38:20 PM 2 pgs
Fees: $13.00 Taxes: $1,039.70

20190724-0072833

W-CB-19-322

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
David J. Landry and Kelly K. Landry	**US Bank N.A.**	
(NAME)	(NAME)	**120-10-0-014.00**
322 Pineway Drive	**4801 Frederica St.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Owensboro, KY 42301**	
(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, **STEVEN B. LEFEBVRE AND WIFE, HEATHER LOU LEFEBVRE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID J. LANDRY AND KELLY K. LANDRY, HUSBAND AND WIFE,** 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. 33 on the Plan of Seven Oaks, Section No. 2 of record in Plat Book 2133, Page 36, 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 Steven B. Lefebvre and wife, Heather Lou Lefebvre by Warranty Deed from Said A. Mohammed, married of record in Instrument No. 20150102-0000231 Register's Office for Davidson County, Tennessee, dated December 29, 2014 and recorded on January 02, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 36, Register's Office for Davidson County, Tennessee.
- Easement(s) to Metropolitan Government of Nashville and Davidson County of record in Book 4813, Page 185, 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: **322 Pineway Drive, Nashville, Tennessee 37217**.

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 JULY, 2019.

Steven B. Lefebvre

Heather Lou Lefebvre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN B. LEFEBVRE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER LOU LEFEBVRE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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