Karen Johnson Davidson County
Batch# 272185 DEEDWARR
08/15/2019 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $900.21
20190815-0081895

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF WILSON**
**The actual consideration or value, whichever is greater, for this transfer is $243,300.00.**

**Affiant**

**Subscribed and sworn to before me, this 15 day of August, 2019.**

**Notary Public**
**My commission expires:** 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

**06-1906-77235**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Emiko Jane LeJeune | NEW OWNER | 128-12-0-C-020.00 CO |
| 1830 Port Royal Rd. | 1830 Port Royal Rd. | |
| Clarksville, TN 37043 | Clarksville, TN 37043 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Marie Celli, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emiko Jane LeJeune and Walter Raymond LeJeune, III, husband and wife,** hereinafter called the Grantees, their successors 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 Unit No. 1130, on the Plan of Woodbury Townhomes, a Horizontal Property Regime, as shown as Exhibit "E" appended to and as established by the Declaration of Covenants, Conditions, and Restrictions of record in Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20060310-0028278, and Instrument No. 20080201-0010772, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Marie Celli, an unmarried woman by deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, dated April 29, 2011, recorded May 2, 2011, of record in Instrument No. 20110502-0033308, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, utility easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1130 Woodbury Falls Ct, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15 day of August, 2019.

Linda Marie Celli

Linda Marie Celli

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda Marie Celli**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15 day of August, 2019.

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

# True Copy Certification

I, Megan Kriner, do hereby make oath that I am a licensed attorney and/or the 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.

Megan Kriner

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jason C. Nguyen

My Commission Expires: 5/17/21

{Notary' Seal}

