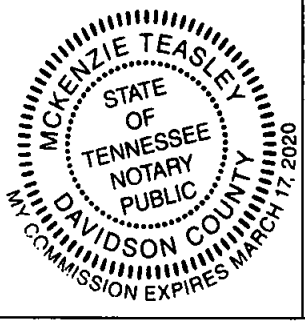
SPECIAL WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,032,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John LeSueur	New Owner	10304000300
(NAME)	(NAME)	
4604 Idaho Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, I/we Legacy Homes of TN, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto John LeSueur and Jessica LeSueur, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 507 and the Westerly 15 feet of Lot No. 505, Block 25, on the plan of PLAT AND SURVEY OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, as shown on plat of record in Book 57, Page 103,Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Said Lot No. 507 and the Westerly part of Lot No. 505 adjoin and together front 65 feet on the Northerly side of Idaho Avenue, formerly 5th Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mary Shawnee Williams, unmarried by Warranty Deed from Sarah E. Allen nka Sarah Joyce, dated 02/22/2007, of record in Instrument 20070308-0028652, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Legacy Homes of TN, LLC, a Tennessee limited liability company by Warranty Deed from Mary Shawnee Williams, a married woman, dated 12/28/2018, of record in Instrument 20190103-0000817, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable.

Karen Johnson Davidson County
Batch# 319022 **DEEDWARRSP**
11/25/2019 01:14:59 PM 2 pgs
Fees: $13.00 Taxes: $3,820.25



20191125-0121589

2. All matters shown on the plat of record in Book 57, Page 103, in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenant for Detached Structure of record in Instrument 20190125-0007416, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4604 Idaho Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the .

Legacy Homes of TN, LLC, a Tennessee Limited Liability Company

By: Lorraine J Cash
Lorraine J. Cash, as authorized agent
authorized agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lorraine J. Cash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the authorized agent the within named bargainor, Legacy Homes of TN, LLC, a Tennessee Limited Liability Company, and that he/she as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Lorraine J. Cash, as such authorized agent.

Witness my hand and Official seal this 22nd day of November, 2019.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064