Karen Johnson Davidson County
Batch# 327547 DEEDWARR
12/10/2019 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191210-0127413

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, ~~whichever~~ is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 10th day of December, 2019.

Notary Public

My commission expires: OCT 2 0 2020

SUMNER COUNTY, TENN.
KRISTEN M. TRAINI
Notary Public At Large

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric J. Lesueur **Dawn Lesueur**	**Eric J. Lesueur** **Dawn Lesueur**	**07313001500**
1813 Welcome Lane	**108 Timber Hills Road**	
Nashville, TN 37216	**Hendersonville, TN 37075**	

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 ACKNOWLEDGE, WE,

Helen Louise Walker, unmarried

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

Eric J. Lesueur and Dawn Lesueur, 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 Lot No. 83 and the Northwesterly triangular part of Lot 82 on the plan of Henderson Gardens, Section I, as of record in Book 2900, Page 75, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Delbert Conyer Walker and Helen Louise Walker, husband and wife, by Warranty Deed from Richard Steven Briggs and David Briggs, Co-Executors of the Estate of Mildred E. Briggs Chance, Deceased, dated October 16, 1997, of record in Book 10654, page 177, Register's Office for Davidson County, Tennessee. Delbert Conyer Walker has since died on November 30, 2011 leaving Helen Louise Walker the sole surviving tenant in its entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Rights or claims of parties in possession not shown in the public records.

Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished. imposed by law and not shown by the public records.

Easement, liens or encumbrances or claims thereof, which are not shown by the public records.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1813 Welcome Lane, Nashville, TN 37216.

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 and assigns forever; and we do covenant with 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 in 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.

Helen Louise Walker Date: 12-5-19
Helen Louise Walker

_____ Date: _____

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Helen Louise Walker, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2019.

D. Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020



True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

