WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

J-BR-19-1321A

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)
Grayson Eckert and Aaron S. Hays	**CAPSTAR Bank**	
(NAME)	(NAME)	**072-03-0-017.00**
1321 A Stratford	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37215**	
(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, **ERIC LESUEUR AND DAWN LESUEUR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRAYSON ECKERT, UNMARRIED MAN, AND AARON HAYS, UNMARRIED MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 1 on the Plan of Resubdivision of portions of Lot 255 and 256 Inglewood Place RS 7.5 Subdivision of record in Plat at Instrument No. 20130708-0070169, 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 Barbara Diane Easterwood, an unmarried woman by Warranty deed from Chris Thomas Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20140908-0081944 Register's Office for Davidson County, Tennessee, dated September 5, 2014 and recorded on September 8, 2014. (Value of consideration shown in aforementioned deed $369,900.00.)

Being the same property conveyed to Lesueur Construction Co., a Tennessee Corporation by Warranty deed from Barbara Diane Easterwood, unmarried of record in Instrument No. 20180920-0093469 Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 20, 2018. (Value of consideration shown in aforementioned deed $115,000.00.)

Being the same property conveyed to Eric Lesueur and Dawn Lesueur by Quitclaim deed from Lesueur Construction, a Tennessee Corporation of record in Instrument No. 20181218-0122812 Register's Office for Davidson County, Tennessee, dated December 17, 2018 and recorded on December 18, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1321 A Stratford Nashville, Tennessee 37216.

This conveyance is subject to:
- Taxes for the year 2019.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20130708-0070169, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20150930-0099284, 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: **1321 A Stratford, Nashville, Tennessee 37216**.

Karen Johnson Davidson County
Batch# 330635 **DEEDWARR**
12/16/2019 04:13:41 PM 2 pgs
Fees: $13.00 Taxes: $2,007.25

20191216-0129745

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 ____ DAY OF DECEMBER, 2019.

Eric Lesueur

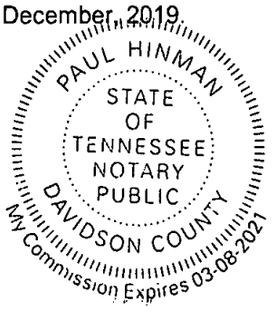
Dawn Lesueur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC LESUEUR, 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 12th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

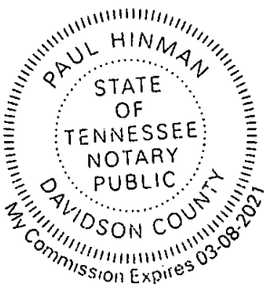


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAWN LESUEUR, 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 12th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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