Karen Johnson Davidson County
Batch# 332932 DEEDWARR
12/20/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20191220-0131724

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of December, 2019.

(Affix Seal) Notary Public

My Commission Expires: 10/29/2023

AMY T. NELSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-29-2023

2019-979-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**KATHLEEN HALE MCCLELLAN, ESQ.**
**HALE AND HALE, PLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Laura L. LeBlanc<br>1325 Wexford Downs Lane<br>Nashville, TN 37211 | NEW OWNER | Map/Parcel<br>172 14 0B 230.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James S. Jenkins and wife, Dianne D. Jenkins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Laura L. LeBlanc**, hereinafter called the GRANTEE, her heirs 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. 159 on the Plan of Winfield Park, A Cluster Lot Development, Phase 2, Section 2, of record in Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James S. Jenkins and wife, Dianne D. Jenkins by Warranty Deed from Danco Property Investments, L.L.C., dated August 27, 2003, of record in Instrument No. 20030829-0125732, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2020, a lien, not yet due and payable; zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 1325 Wexford Downs Lane, Nashville, TN 37211 .

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, her heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 20th day of December, 2019:

James S. Jenkins

Dianne D. Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of December, 2019, before me personally appeared James S. Jenkins and Dianne D. Jenkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2019.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-05-2020

**CERTIFICATE OF AUTHENTICITY**

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

