Karen Johnson Davidson County
Batch# 346173 DEEDWARR
01/22/2020 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20200122-0007784

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1666TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00.

Ludona Pierson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of January, 2020.

Shelly M. Walling
Notary Public

Commission Expiration: 4-16-22

SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-16-2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
BeneJean Pierre and Ludona Pierre 1202 Bubbling Well Rd. Madison, TN 37115	SAME AS NEW OWNER.	043 16 0 139.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Leilani Carol Braund**, unmarried HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BeneJean Pierre and wife Ludona Pierre** 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:

Property known as 1202 Bubbling Well Rd. Madison, TN 37115, County of Davidson

Being Lot No. 79 on the Plan of Kingsway Greens, Section I of record in Plat Book 3842, Page 227, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leilani Carol Braund, unmarried, (f/k/a Leilani C. Fowler) by deed from Billy D. Fowler, unmarried dated 12/11/2014, recorded 12/17/2004 filed of record in Instrument No. 20141217-0115156, said Register's Office.

Tax Map and Parcel ID is as follows 043 16 0 139.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1202 Bubbling Well Rd., Madison, TN 37115

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 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 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 16th day of January, 2020.

Leilani Carol Braund
Leilani Carol Braund

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ St. Joseph

On this 16th day of January, 2020, before me personally appeared **Leilani Carol Braund**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 16th day of January, 2020.

Notary Public

Commission Expiration: 07/11/2020

DIANNA LYNNE PITTMAN
Notary Public
A Resident of St. Joseph County, IN
My Commission Expires 7/11/2020

LTE File No.: 19-1666TN

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty

My Commission Expires: 9-20-2021

SEAL

