Karen Johnson Davidson County
Batch# 367975 DEEDWARR
03/05/2020 10:48:50 AM 2 pgs
Fees: $13.00 Taxes: $1,624.30
20200305-0024731

WARRANTY DEED

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$439,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2020.

Notary Public

My commission expires: March 3, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tyler Jeffery **Nicole Jeffery**		**Map 131-07-0-E Parcel 010.00co**
1921 Randolph Place	New Owner	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David D. LeMauns and Sloan G. LeMauns, husband and wife

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

Tyler Jeffery and wife, Nicole Jeffery

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:

Being Unit No. 5-A, together with the appurtenant interest in the common elements of Evergreen Homeowners' Association, Inc., a horizontal property regime established by Master Deed, of record in Book 6936, Page 936 and amended in Instrument No. 20170424-0040042 and Instrument No. 20170424-0040045, Register's Office for Davidson County, Tennessee. Said unit being depicted on the condominium site plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot. 5 on the plan of Evergreen of record in Plat Book 6250, Page 395, said Register's Office.

Being the same property conveyed to David D. LeMauns and Sloan G. LeMauns, husband and wife, by Deed dated June 30, 2016 from Timothy Gilbert Thompson, unmarried, of record in Instrument No. 20160711-0070693, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "C" to the Master Deed in Book 6936, Page 936 and located on Lot 5 in Plat Book 6250, Page 395, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 6519, Page 623, Register's Office for Davidson County, Tennessee. (3) Master Deed of Evergreen Homeowners' Association, Inc., of record in Book 6936, Page 936 and as amended in Instrument No. 20170424-0040045 and By-Laws of Evergreen Homeowners' Association, Inc, appended thereto in Book 6936, Page 960 and as amended in Instrument No. 20170424-0040042, said Register's Office. (4) Charter of Evergreen Homeowners' Association, Inc., of record in Book 6945, Page 490, said Register's Office. (5) Joint Roadway Agreement for Use and Maintenance of Record in Book 6521, Page 802, said Register's Office. (6) Storm Water Detention Agreement of Record in Book 6803, Page 497, said Register's Office. (7) Deeds of Conveyance for Water and Sewer Mains, of record in Book 7542, Page 486 and Book 7542, Page 489, said Register's Office. (8) All matters shown on the Plan of Record in Plat Book 1424, Page 40 and Plat Book 2854, Page 11, said Register's Office. (9) Rights and Easements of adjoining landowners in and to any party wall(s) located on the insured parcel. (10) Subject to rights of others in and to the common areas and/or elements. (11) Easements retained in the Metropolitan County Council Bill No. 088-575 of record in the County Court Clerk's Office. (12) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1921 Randolph Place, Nashville, TN 37215**

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 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/our hand(s) this **2nd** day of **March, 2020.**

David D. LeMauns

Sloan G. LeMauns

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **David D. LeMauns and Sloan G. LeMauns,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **March, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21