Karen Johnson Davidson County
Batch# 370662 DEEDWARR
03/11/2020 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20200311-0027145

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Julie Bailey Affiant Subscribed and sworn to before me, this the 3rd day of March, 2020. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Blatchford Erin Blatchford and Robert Craig	New Owner	06108020300
1220 Winding Way Road Lot 11		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC LESUEUR AND DAWN LESUEUR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA BLATCHFORD AND WIFE, ERIN BLATCHFORD,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 11 and the reserved portion of Lot 10 of Block "E" on the Plan of Jackson Park, Section No. 2, as of record in the Book 843, Page 21, Register's Office for Davidson County, Tennessee, not heretofore conveyed by James Clyde Thomas and Margaret Hooser Thomas. Said reserved portion is 10 feet more or less running along the East side of said Lot 10.

Being a portion of the same property conveyed to James Clyde Thomas, Margaret Hooser Thomas by deeds of record in Book 1101, Page 659, Book 1286, Page 143 and the balance of the land described in a deed of record in Book 1578, Page 243, Register's Office for Davidson County, Tennessee. James Clyde Thomas pre-deceased Margaret Hooser Thomas.

Being a portion of the same property conveyed to Marsha Thomas Lautenbach by Executor's deed from Marsha Thomas Lautenbach, Executrix of the Estate of Margaret Hooser Thomas, of record in Instrument No. 20010426-0042105 Register's Office for Davidson County, Tennessee, dated April 23, 2001 and recorded on April 26, 2001.

Marsha Thomas Lautenbach died July 7, 2017, Linda Grubbs Engles was named Executor of her Estate in will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 17P1423.

Being a portion of the same property conveyed to Eric Lesueur and wife, Dawn Lesueur by Warranty deed from Linda Grubbs Engles, Executrix of the Estate of Marsha Lane

Thomas Lautenbach of record in Instrument No. 20180507-0043467 Register's Office for Davidson County, Tennessee, dated May 05, 2018 and recorded on May 07, 2018.

Being the same property conveyed to Eric Lesueur and wife, Dawn Lesueur by Quitclaim deed from Eric Lesueur and wife, Dawn Lesueur of record in Instrument No. 20180522-0049146 Register's Office for Davidson County, Tennessee, dated May 22, 2018 and recorded on May 22, 2018.

Being the same property conveyed to Howard Johnson and Kimberly Johnson, husband and wife by Warranty deed from Eric Lesueur and wife, Dawn Lesueur of record in Instrument No. 20180723-0071516 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 23, 2018.

Being the same property conveyed to Eric Lesueur and Dawn Lesueur, husband and wife by Warranty deed from Howard Johnson and Kimberly Johnson, husband and wife of record in Instrument No. 20191025-0109625 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 25, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1220 Winding Way Road Lot 11, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of March, 2020.

Eric Lesueur

Dawn Lesueur

Dawn Lesueur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Lesueur and Dawn Lesueur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of March, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022