Karen Johnson Davidson County
Batch# 378317 DEEDWARR
03/27/2020 08:44:33 AM 2 pgs
Fees: $13.00 Taxes: $1,385.65
20200327-0033185

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **374,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/23/2020** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

This Instrument Prepared By and Return To:

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-2699

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew G. Roberts and Courtney L. Sipperley	NEW OWNER	**094-01-0-152.00**
(NAME) **1018 Lenore Street**	(NAME)	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lisa J. Rousseau and Daniel Rousseau, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Drew G. Roberts, unmarried and Courtney L. Sipperley, unmarried tenants in common,** 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. 9 on the Map of Haynie's Central Park Plan, of record in Plat Book 161, Page 116, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lisa J. Rousseau and Daniel Rousseau, a married couple

by Deed dated June 5, 2017 from Courtney Lee Grimes, unmarried, recorded June 7, 2017, in Instrument Number 20170607-0056835, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1018 Lenore Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

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 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **23rd** day of **March, 2020**.

Lisa J. Rousseau

Daniel Rousseau

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Lisa J. Rousseau and Daniel Rousseau,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **23rd** day of **March, 2020**.

NOTARY PUBLIC

My Commission Expires: 10/24/2020

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY