Karen Johnson Davidson County
Batch# 443954 DEEDWARR
07/27/2020 07:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20200727-0081745

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7810

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $432,000.00.

Phillip M. Simpson
Affiant

Subscribed and sworn to before me, this the 24th day of July, 2020.

Notary Public
My Commission Expires:

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gabriel Matthew Liesemeyer and Anna Rose Liesemeyer 8212 Londonberry Road Nashville, TN 37221	Assurance Financial Group, LLC 7800 Madison Boulevard Huntsville, AL 35806	141-15-0D-228.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leon R. Harrison, III and wife, Kristine Marie Harrison,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gabriel Matthew Liesemeyer and Anna Rose Liesemeyer, husband and wife**, 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. 228 on the Plan of Phase III-B, "Sheffield" on the Harpeth of record in Plat Book 7900, Page 443, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leon R. Harrison, III and wife, Kristine Marie Harrison, by deed from Helen J. Brown, an unmarried woman, of record in Instrument No. 20090908-0084095, Register's Office for Davidson County, Tennessee, dated September 3, 2009 and recorded on September 8, 2009.

This is improved property located at: **8212 Londonberry Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

202007270081745

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. Whenever 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, Grantor has executed this instrument on this 23rd day of July, 2020.

GRANTOR:

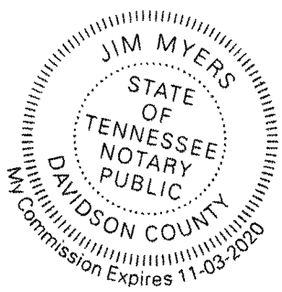
Leon R. Harrison, III

Kristine Marie Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Leon R. Harrison, III and Kristine Marie Harrison, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of July, 2020.



Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM