This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 477317 **DEEDWARR**
09/17/2020 09:34:45 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00

20200917-0106377

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $710,000.00.

Affiant

Subscribed and sworn to before me, this 15 **day of September, 2020.**

Notary Public
My commission expires: 3/28/23

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
ASHLEY ELIZABETH JOYCE 169 LELAWOOD CIRCLE NASHVILLE, TN 37209	NEW OWNER	10309003200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURIE S. LEE AND THOMAS H. LEE, WIFE AND HUSBAND,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **ASHLEY ELIZABETH JOYCE, A SINGLE WOMAN, AND RALEIGH ALEXANDER DICKERSON, A SINGLE MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their successors 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 18, HILLWOOD PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGES 27 AND 28, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPITON OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LAURIE S. LEE AND THOMAS H. LEE, WIFE AND HUSBAND, BY WARRANTY DEED DATED MAY 8, 2014, OF RECORD IN INSTRUMENT NO. 20140509-0039596, OFFICE OF THE REGISTER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 169 LELAWOOD CIRCLE, NASHVILLE, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15 day of September, 2020.

LAURIE S. LEE

THOMAS H. LEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LAURIE S. LEE AND THOMAS H. LEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 15 day of September, 2020.

Notary Public

My Commission expires: 11/08/22 (SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON