This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P20-1164-D

Karen Johnson Davidson County
Batch# 523251 DEEDWARR
12/02/2020 09:34:19 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20201202-0139765

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Larry LeBlanc
635 River Rouge
Nashville, TN 37209

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Michael Raymond Fedie and wife, Dana M. Fedie

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry LeBlanc and wife, Marguerite LeBlanc

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:

Land in Davidson County, Tennessee, being Lot No. 633 on the Plan of Charlotte Park Subdivision, Section Nine, of record in Book 2900, Page 77, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot 633 fronts 72 feet back on the westerly side of River Rouge Drive and extends back between parallel lines 240 feet to the surveyed base line on which it measures 72 feet; and continues back 30 feet, more or less on the northerly and 25 feet, more or less on the southerly line to the edge of waterline as of June, 1959, on which is measures 72 feet, more or less.

Being the same property conveyed to Michael Raymond Fedie and Dana M. Fedie, husband and wife, by deed from Mary Amanda Thorpe-Coulter and husband, Stephen James Coulter, dated July 20, 1998, of record in Volume 11032, Page 132, in the Register's Office of Davidson County Tennessee.

This property is subject to the right of way of River Rouge Drive.

This property is subject to all matters as shown on plat of record in Plat Book 2900, Page 77, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 635 River Rouge, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2020 Davidson County Taxes which have been prorated and assumed by Grantor;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 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 the 30th day of November, 2020.

Michael Raymond Fedie

Dana M. Fedie

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Raymond Fedie and wife, Dana M. Fedie, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2020.

Notary Public

My Commission Expires:_____

LISA LITTLETON HOLLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2020.

Notary Public

My Commission Expires:_____

Map: 090 11 010.00

LISA LITTLETON HOLLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES MARCH 25, 2023