WARRANTY DEED

Karen Johnson Davidson County
Batch# 552935 **DEEDWARR**
01/12/2021 02:14:47 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210112-0005493

A-SB-SRN-20-136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashlee S. Debusk and Mark C. Debusk	**Tower Community Bank**	
(NAME)	(NAME)	**131 05 0A 136.00**
136 Jefferson Square	**4564 Main Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Jasper, TN 37347**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY LESLIE AND STEVE LESLIE, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEE S. DEBUSK AND MARK C. DEBUSK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. H-136, on the Plan of Jefferson Square Townhouses, Section One, Condominium Apartments of record in Plat Book 4675, Page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime established by Master Deed of record in Book 4731, Page 332, as being amended in Book 5826, Page 693 and Book 8550, Page 3 and the By-Laws of Jefferson Square One (A Condominium), of record in Book 4731, Page 341, as being amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249 and Book 10355, Page 306, said Register's Office.

Being the same property conveyed to Amy Leslie and Steve Leslie, wife and husband, by Warranty Deed from RELO Direct, Inc. a corporation, of record in Instrument No. 20151027-0109253, in the Register's Office of Davidson County, Tennessee, dated October 06, 2015 and recorded on October 27, 2015.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Jefferson Square Townhouses, as recorded in Plat Book 4460, Page(s) 198, Plat Book 4675, Page 12 and Surveyor's Certificate of Correction recorded in Book 4872, Page 675.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Jefferson Square (Section One) Condominium of record in Book 4731, Page 332, as amended by instrument(s) of record in Book 5826, Page 693 and Book 8550, Page 3 and Rules and Regulations recorded at Instrument No. 20051027-0130020 and Instrument No. 20100503-0033416; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Grant of Overhead Line Easement, recorded in Instrument No. 20020122-0008268.
- Agreement for Dedication of Temporary Construction Easement, recorded in Instrument No. 20090511-0043056.
- Easement for Broadband Communications System, recorded in Instrument No. 20130517-0050158.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **136 Jefferson Square, Nashville, Tennessee 37215**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 7th DAY OF JANUARY, 2021.

Amy Leslie

Steve Leslie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of January, 2021.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of January, 2021.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212