Karen Johnson Davidson County
Batch# 564581 DEEDWARR
01/29/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210129-0013600

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-33

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of January, 2021

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joe David Willis and Ashley Griffin Willis 4221 Longfellow Drive Nashville, TN 37214	New Owner	062-02-0B-288.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Lauren C. LeFave, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joe David Willis and Ashley Griffin Willis, a married couple

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. 272, on the plan of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081008-0102227, revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauren C. Lefave, an unmarried woman and Casey R. Durfee, an unmarried man, tenants in common by Warranty deed from Angelo Escobar Desierto and wife, Theresa Maria Desierto of record in Instrument No. 20181221-0124316 Register's Office for Davidson County, Tennessee, dated December 12, 2018 and recorded

on December 21, 2018.

Being the same property conveyed to Lauren C Lefave, an unmarried woman by QuitClaim deed from Casey R. Durfee, an unmarried man of record in Instrument No. 20200313-0028109 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on March 13, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4221 Longfellow Drive, Nashville, TN 37214

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 so 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.

Dated this the 12 day of January, 2021.

Lauren LeFave

STATE OF Tennessee
COUNTY OF Montgomery

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

Witness my hand and official seal this 12 day of January, 2021.

Notary Public
My Commission Expires: 9/18/2024

BRANDY M. PEETZ
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021