# WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

LR-SB-FHE-21-705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 648123 **DEEDWARR**
06/02/2021 12:37:42 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20210602-0073948

**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) |
|---|---|---|
| **Jason Lucas LeVasseur** | **LoanDepot.com, LLC** | |
| (NAME) | (NAME) | **094-01-0-448.00** |
| **1619 Russell St** | **26642 Towne Centre Drive** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **Foothill Ranch, CA 92610** | |
| (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, **FLASH HOME EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON L. LEVASSEUR AND LAURA LEVASSEUR, HUSBAND AND WIFE ,** 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 Lot No. 78 on the plan of Shelby Village, No. 3 of record in Book 2083, age 6, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 78 fronts 70.4 feet on the Easterly side of South 16th Street and runs back 137.4 feet on the Northerly line and 78.7 feet on the Southeasterly line to a line in the rear, on which it measures 70.7 feet.**

**Being the same property conveyed to Flash Home Equity, LLC by Warranty deed from Jean Sue Chascsa, unmarried of record as Instrument No. 20210512-0064305, Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 12, 2021.**

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 6, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 639, Page 2086, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **705 S 16th St, Nashville, Tennessee 37206**.

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 28 DAY OF MAY, 2021.

Flash Home Equity, LLC

BY:_____
Garrett Hall
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GARRETT HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of FLASH HOME EQUITY, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 28th of May, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212