THIS INSTRUMENT WAS PREPARED BY
*Return to
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P21-12185-BW

Karen Johnson Davidson County
Batch# 715391 DEEDWARR
09/14/2021 11:24:23 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210914-0123029

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A Pouliot		MAP
4505 Harding Pike 2W	NEW OWNER	PARCEL 116-03-0A-025.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Leighton Lancaster, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph A Pouliot, unmarried**

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:

A certain condominium apartment located In Davidson County. Tennessee. being Unit No. 2W of Royal Oaks Tower and a parking space described as parking space No. 9, Royal Oaks Tower, a Condominium Development established pursuant tot he provision of the Tennessee Horizontal Property Act as the same is set out in Section 66.27-101, et seq. of the Tennessee Code Annotated. under the Master Deed establishing Royal Oaks of record in Book 4710, page 901, as amended in Book 4798, page 813 and further amended in Instrument NO. 20070124.0009971, Registers office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements. rights, and interest 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 buildings thereof, and shown on the plan of record in Plat Book 4460, page 189, Registers office for Davidson County, Tennessee. all to which reference is hereby made for a more complete description.

Being the same property conveyed to Leighton Lancaster, a single person by Warranty deed from Jane Fite Rebrovick, a single person of record in Instrument No. 20100316-0019834 Register's Office for Davidson County, Tennessee, dated March 12, 2010 and recorded on March 16, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4505 Harding Pike 2W, Nashville, TN 37205.**

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 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 hand( ) this the 10th day of September, 2021.

L Lancaster

Leighton Lancaster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this the 10th day of September, 2021.

My Commission expires: 9/2/24

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC