Karen Johnson Davidson County
Batch# 775034 DEEDWARR
12/16/2021 01:47:12 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20211216-0166540

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2021. Notary Public COMMISSION EXPIRES: (Affix Seal)	(BLANK FOR REGISTER'SOFFICE ENDORSEMENT) ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay Hutchens And Susan Hutchens	new owners	172-14-0B-230-00
(NAME) 1325 Wexford Downs	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, I, **Laura L. Leblanc, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jay Hutchens and Susan Hutchens, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All the following described real estate, situated in the County of Davidson and the State of Tennessee known and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Winfield Park, A Cluster Lot Development , Phase 2, Section 2, of record in Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura L. Leblanc, by Warranty Deed from James S. Jenkins and wife Diann e D. Jenkins, dated 12/20/2019 and recorded 12/20/2019 in Instrument Number 20191220-0131724, in the Regist er's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Christy Reed executes this instrument as Attorney in Fact on behalf of Laura L. Leblanc, an unmarried woman, pursuant to the Power of Attorney recorded in Instrument No. 20211202-0160177 Register's Office for Davidson County, Tennessee.

This is Improved property, known as 1325 Wexford Downs Lane (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37211 (Postal Zip)

File No.: 5124-21
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 10th day of December, 2021.

Laura L. LeBlanc by Christy Reed, Attorney in Fact

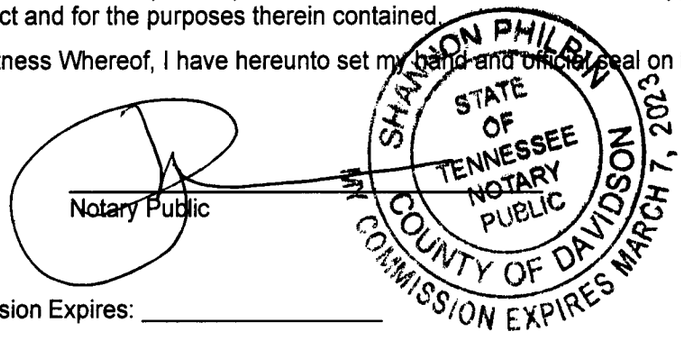
Laura L. Leblanc by Christy Reed, her Attorney-In-Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christy Reed with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Laura L. Leblanc and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, she executed the foregoing instrument as her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 10th day of December, 2021



Notary Public

Commission Expires: _____