Karen Johnson Davidson County
Batch# 832934 DEEDWARR
04/01/2022 08:49:01 AM 2 pgs
Fees: $13.00 Taxes: $1,994.65
20220401-0037747

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Christian LeFeve
712 Wabash Pl
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
Seafirst Mortgage Company
1001 Military Cutoff Road Suite 350
Wilmington, NC 28405

MAP	**155-10**
GROUP	**0A**
PARCEL	**58.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Maurice C. Bondurant and Anita S. Bondurant, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Christian LeFeve and Shannon Lefeve, husband and wife**, 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. 61 on the Final Plat of McCrory Trace Estates, as shown by plat and survey of record in Plat Book 6900, pages 720-723, as corrected by Surveyor's Correction of record in Book 7825, page 429, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Maurice C. Bondurant and Anita S. Bondurant, husband and wife by deed from Joe J. Burgher and Beverly D. Burgher, husband and wife of record in Instrument no. 2000072-00071667, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **712 Wabash Pl, Nashville, Tennessee 37221.**

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,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **31st** day of **March, 2022.**

Maurice C. Bondurant

Maurice C. Bondurant

Anita S. Bondurant

Anita S. Bondurant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Maurice C. Bondurant and Anita S. Bondurant, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of March, 2022.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$539,094.00~~.

AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2022.

NOTARY PUBLIC
My Commission Expires: 9/21/22

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY