Karen Johnson Davidson County
Batch# 866384 DEEDWARRSP
06/02/2022 12:30:35 PM 2 pgs
Fees: $13.00 Taxes: $10,927.88
20220602-0063828

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,953,481.62.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return to:
Chapman and Rosenthal PLLC
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue South, Suite 200 Franklin, TN 37064

ADDRESS NEW OWNER(S) FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Lance E. LeClere & Keri LeClere	New Owner	11701020000
(NAME)	(NAME)	
504 N. Wilson Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seventy-Eight Thousand Five Hundred and No/100 Dollars ($78,500.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fort Capital, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lance E. LeClere and Keri LeClere, as Trustees of L & K LeClere Family Trust dated August 19, 2013**, hereinafter called Grantee(s), their heirs and/or assigns, that certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Resubdivision of Lot 1, 3810 Woodlawn Drive of record in Instrument No. 20061103-0136921, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Fort Capital, LLC, a Tennessee Limited Liability Company from C. Mark Carver, Trustee, his successors and assigns, under Trust Agreement dated June 15, 2017, by Warranty Deed recorded April 12, 2021 in Instrument # 20210412-0048069, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. All matters appearing on the Plan or Record as Instrument No. 20061103-0136921, Register's Office for Davidson County, Tennessee. Declaration of Easement Agreement with Covenants and Restrictions of Record in Instrument No. 20140902-0080034, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and other matters of public record, (5) taxes for current and subsequent years.

This is **improved** property know as **504 N. Wilson Blvd., Nashville, TN 37205**

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor(s) does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said Grantor(s), but not otherwise.

Effective this 27 day of May, 2022.

Fort Capital, LLC, a Tennessee limited liability company

By: _____
Byran Fort, a Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Byran Fort, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Fort Capital, LLC, a Tennessee limited liability company and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

Witness my hand and seal, at office in Franklin, TN this 27 day of May, 2022.

_____
Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South, Suite 200
Franklin, TN 37064