WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/04 11:29 2pgs
Fees:13.00 Taxes:962.00

20040102-0000433

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: March 4, 2007

(AFFIX SEAL)

KANDACE N. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lashawn Lundstrom	Lashawn Lundstrom	172-13-A-102.00CO
(NAME)	(NAME)	
648 Logwood Briar Circle	648 Logwood Briar Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Samuel C. Gauthier, and wife Nicole C. Gauthier**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lashawn Lundstrom**, a single person, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 62 on the Plan of Williams Grove, Section Two, as of record in Plat Book 9700, pages 902-906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete descrption.

Being the same property conveyed to Samuel C. Gauthier, and wife Nicole C. Gauthier by Deed from Pulte Homes Tennessee Limited Partnership dated September 20, 2000 and filed for record in Instrument No. 20000925-0094579, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 9700, pages 902-906, Register's Office for Davidson County, Tennessee.

b) Declaration of Covenants, Conditions and Restrictions as of record in Book 10741, page 648; Book 11167, page 755; Book 11643, page 316; Instrument No. 19991206-0300190 and Instrument No. 20010514-0049490, said Register's Office.

c) Charter of Home Owner's Association as of record in Book 10741, page 671 and Instrument No. 20010618-0064214, said Register's Office.

d) Quit Claim Deed for Open Space as of record in Instrument No. 20010514-0049489, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 648 Logwood Briar Circle, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 23rd day of December, 2003.

Samuel C. Gauthier by Mary Jarvis attorney in fact

Samuel C. Gauthier

Nicole C. Gauthier by Mary Jarvis attorney in fact

Nicole C. Gauthier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Samuel C. Gauthier, and wife Nicole C. Gauthier, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 23rd day of December, 2003.

Commission expires: March 4, 2007

Kandace Tomes Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.