WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,500.00

Patricia F Dondeville
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia F. Dondeville	Countrywide Home Loans, Inc.	155-08E
(NAME)	(NAME)	
1225 Rockeford Drive	3011 Armory Drive	18.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37204	
(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, **YVONNE M. BOUDREAU, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA F. DONDEVILLE AND HUSBAND, JERRY L. DONDEVILLE**, 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:

Being Lot No. 77 on the Plan of Resubdivision of Bellevue Highland, Phase I, as of record in Inst. No. 20010202-0010398, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Yvonne M. Boudreau, married, by deed from Kathleen L. Lane and husband, Craig A. Lane, recorded August 21, 2002, in Inst. No. 20020821-0101200, Register's Office for Davidson County, Tennessee.

Willis Barry joins in signing this Warranty Deed to convey any and all marital rights he may have in the subject property.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters as set forth on the Plan of record in Inst. No. 20010202-0010398, Register's Office of said County; (c) restrictive covenants of record in Book 11592, Page 670, Register's Office for Davidson County, Tennessee; and (d) Bylaws of record in Book 11592, Page 707, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1225 Rockeford Drive, Nashville, TN 37221
(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.

Witness my hand this 15th day of December, 2004.

Johnnie O. Caplen

Linda Fontana

Yvonne M. Boudreau
Yvonne M. Boudreau

Willis Barry
Willis Barry

Davidson County DEEDWARR
Recvd: 12/17/04 13:57 2pgs
Fees:13.00 Taxes:904.65

20041217-0150335

STATE OF LOUISIANA
COUNTY OF Ouachita

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yvonne M. Boudreau, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal ~~at Nashville, Tennessee~~ this. December 13, 2004.

Commission expires: AT DEATH

Randal Lay
Notary Public

STATE OF LOUISIANA
COUNTY OF Ouachita

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willis Barry, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal ~~at Nashville, Tennessee~~ this. December 13, 2004.

Commission expires:
AT DEATH

Randal Lay #51187
Notary Public