Box 13
11698

Davidson County DEEDWARR
Recvd: 06/27/06 13:54 2 pgs
Fees:13.00 Taxes:591.63
20060627-0076827

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Kristina Halcomb
3409 Meadowlake Terrace
Nashville, TN 37217

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Advent Mortgage
305 N. Hurstbourne, Ste. 120
Louisville, KY 40222

MAP AND PARCEL:
MAP 136-10
PARCEL 37

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Noel Armand Roy and wife, Kelly Jung Roy**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Kristina Halcomb**, UNMARRIED ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 486 on the Plan of ~~Percy~~ Priest Lake Park, Section 7-A, as of record in Plat Book 5200, pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Noel Armand Roy and wife, Kelly Jung Roy, by deed from Gregory L. Stenger and wife, Sandra M. Stenger, dated March 27, 1997, of record in Book 10399, page 447, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3409 Meadowlake Terrace, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 16th day of June, 2006.

Noel Armand Roy

Kelly Jung Roy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Noel Armand Roy and Kelly Jung Roy, 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16th day of June, 2006.

Notary Public

My Commission Expires: 09/30/06

My Commission Expires September 30, 2006

JEANNE BURTON GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $159,900.00.

AFFIANT

Subscribed and sworn to before me
this 16th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 24, 2009