WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/06 13:36 2 pgs
Fees:13.00 Taxes:458.80
20060818-0102229

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$124,000.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2006.

Notary Public

My commission expires: Nov. 24, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jerry Shane Cohoon	**Homecomings Financial Network**	**063-16-0-A-044c**
656 Granwood Blvd.	**2101 Rexford, Suite 250W**	
Old Hickory, TN 37138	**Charlotte, NC 28211**	

FOR AND IN 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,

Christopher S. LaRocque and Jenni H. LaRocque

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry Shane Cohoon, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDOSN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 167 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Book 6900, Pages 550 thru 552 and Certificate of Correction of record in Book 7462, Page 445 and as amended in Book 8181, Page 112, 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 Christopher S. Larocque and wife, Jenni H. Larocque and Robert C. Hutchison, as joint tenant with right of survivorship, by Warranty Deed from Fox Ridge Homes, Inc., dated July 24th, 1998, of record in Book 11047, Page 682, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Hampton Park (formerly Chitwood Downs), of record in Book 7351, Page 852 and as amended in Book 7451, Page 739 and in Book 8336, Page 393, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (____) property, known as: **656 Granwood Blvd., Old Hickory, TN 37138**

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 our hand(s) this **17th** day of **August, 2006.**

Christopher S. LaRocque

Jenni H. LaRocque

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher S. LaRocque,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **August, 2006.**

Jennifer L. Johnson

Notary Public

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY DAVIDSON COUNTY

My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jenni H. LaRocque,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **August, 2006.**

Angela G. Batson

Notary Public

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-22-2010