Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$268,000.00~~ $268,500.00

Shawn E. Betterton Pelletier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene B. Quigley, Jr.	**Franklin American Mortgage Co.**	**142-16-D-24CO**
(NAME)	(NAME)	
2524 Devon Valley Drive	**501 Corporate Center Drive, Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Franklin, TN 37067**	
(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, **Shawn E. Betterton, n.k.a Shawn Betterton Pelletier and husband James Joseph Pelletier**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eugene B. Quigley, Jr.,** 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 Number 72 on the Plan of Final Plat Devon Valley, Phase I, of record in Plat Book 7900 at page 458, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shawn E. Betterson by Quitclaim Deed from David W. McMackin, Jr., unmarried dated November 24, 1997 of record in Book 10696, page 348, Register's Office for Davidson County, Tennessee.

The said Shawn E. Betterton is now known as Shawn Betterton Pelletier.

James Joseph Pelletier, husband of the said Shawn Bettrerson Pelletier, joins in this conveyance for the purposes of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

Subject to:
Restrictive Covenants and By-Laws contained in the instrument of record in Book 7517, Page 283; Book 7517, Page 367; Book 8796, Page 410; Book 10692, Page 753, said Register's office.
Charter of the Homeowner's Association of record in Book 7520, page 564, said Register's Office.
The Plan of Record with owner's certificate in Book 7900, Page 458
Property Taxes for the current year

unimproved ☐

This is improved ☒ property, known as **2524 Devon Valley 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 26th day of January, 2007.

Shawn E. Betterton Pelletier
Shawn E. Betterton Pelletier

James Joseph Pelletier

Davidson County DEEDWARR
Recvd: 01/30/07 09:51 2 pgs
Fees:13.00 Taxes:993.45

20070130-0012151

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 Shawn Betterson Pelletier and husband James Joseph Pelletier, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26TH DAY OF JANUARY, 2007.

Commission expires: 7/21/07

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007