THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of March, 2007.

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 11-25-07

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Ashley Nicole Roberts
1026 Brittney Park Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
162-12A-105

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFF LAVALLEE and wife, SIMONE FAYE LOUGHLIN**, hereinafter referred to as Grantors, hereby transfers and conveys to **ASHLEY NICOLE ROBERTS, unmarried**, hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 105, on the Plan of Brittany Park, Phase 1B, First Revision, of record in Plat Book 9700, Page 610, said Register's Office, to which plan reference is hereby made for a complete

BEING the same property conveyed to Jeff LaVallee, by Warranty Deed from Sherry K. Dill, unmarried, of record as Instrument No. 20010604-0057607, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee.

This is improved property known as: **1026 Brittney Park Drive, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hands this 21st day of March, 2007.

JEFF LAVALLEE

SIMONE FAYE LOUGHLIN*

***Simone Faye Loughlin joins in the execution of this Instrument to grant or convey any interest she has in this real property by virtue of her marriage to Jeff LaVallee.**

Davidson County DEEDWARR
Recvd: 03/28/07 09:16 2 pg
Fees:13.00 Taxes:388.13
20070328-0036872

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JEFF LAVALLEE**, with whom I am personally acquainted (or who 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 this 21 day of March, 2007.

Notary Public

My Commission Expires: 12/22/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **SIMONE FAYE LOUGHLIN**, with whom I am personally acquainted (or who 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 this 21 day of March, 2007.

Notary Public

My Commission Expires: 12/22/09