RETURN TO: CLOSING & TITLE SERVICES, INC., 533 RIVERGATE PARKWAY, GOODLETTSVILLE, TN 37072-2027

WARRANTY DEED

RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 06/27/07 09:40 2 pgs
Fees:13.00 Taxes:762.20

20070627-0076600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 03-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily K. Biache, and husband Joseph Biache III	FIRST HORIZON HOME LOANS	
(NAME) 2704 DONNA HILL DRIVE	(NAME) 4000 HORIZON WAY	Map 073-07-0
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) IRVING, TX 75063	Parcel 76
(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, **CHARLES DEVIER an unmarried man, and DAVID JENNER, a married man, as tenants in common,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EMILY K. BIACHE, AND HUSBAND JOSEPH BIACHE III,** 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. 355 on the plan of Sunset View Subdivision, Section VI, as of record in Book 2900, Pages 54 and 55, Register's Office for Said County.

Said Lot No. 355 fronts 100 feet on the Northwesterly side of Donna Hills Drive and runs back 258.2 feet on the Southwesterly line and 227.2 feet on the northerly line to a dead line in the rear on which it measures 57.6 feet.

Being the same property conveyed to Charles Devier, an unmarried man and David Jenner, a married man, as tenants in common, by Deed from Jeanne Swinney, unmarried, dated January 30, 2007, of record February 2, 2007, in Instrument No. 20070202-0014255, Register's Office for Davidson County, Tennessee. This is not the principal place of residence of the Grantors.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2704 Donna Hill Drive, Nashville, TN 37214

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 hands this 21st day of June, 2007.

Charles DeVier

David Jenner

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 Charles DeVier and David Jenner, 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 on this 21st day of June, 2007.

Commission expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public