AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jon Rousseau
5845 Nolensville Pike #100
Nashville, Tennessee 37211

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 07/24/07 08:48 2 pgs
Fees:13.00 Taxes:569.80
20070724-0087547

SEND TAX BILL TO:
~~Mortgagee~~
First Horizon Home Loan
P.O. Box ~~8704~~ 650148
Irving, TX 75063

MAP	**161**
GROUP	**16-A**
PARCEL	**59 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey Bourque, now married***, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jon Rousseau, unmarried** hereinafter called the GRANTEE, his 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 Unit No. 59 together with the appurtenant interest in the common elements of The Townhomes of Shadow Glen, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument #20040315-0029248, corrected in Instrument #20040317-0030572 and Instrument #20040720-0086706 and Instrument #20040720-0086707, Register's Office, Davidson County, Tennessee, said Unit No. 59 being depicted on the Condominium Site Plan attached as Exhibit A-1 to the aforementioned Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey Bourque, an unmarried man by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument no. 20041104-0133244, Register's Office for Davidson County, Tennessee.

* Kelly Bourque joins in this conveyance to transfer any right, title and interest she may have in subject property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **5845 Nolensville Pike #100, Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **20th** day of **July, 2007.**

Jeffrey Bourque

Kelly Bourque

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey Bourque and Kelly Bourque**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of July, 2007.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $154,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of July, 2007.

NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-19-08