Davidson County DEEDWARR
Recvd: 03/31/08 08:32 3 pgs
Fees:18.00 Taxes:910.20

20080331-0031571

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
**2008020101**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $246,000.00

Sworn to and subscribed before me this 27th day of March, 2008.

M. Enoch
Affiant

Priscilla C. Urbanek
Notary Public
My Commission Expires: May 24, 2009

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Address of New Owner:

Sarah C. Sligh
4124 Barnes Cove Court
Antioch, TN 37013

Send Tax Bills to:

Avenue Bank
209 10th Ave. South
Ste. 250
Nashville, Tn. 37203

Map-Parcel Numbers:

173-9-B-96.00 CO

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher Rioux and wife, Amanda Rioux**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah C. Sligh and husband, Charles C. Sligh**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot No. 305 on the Plan of BARNES COVE, SECTION TWO, as of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Description is the same as in prior deed of record.

Being the same property conveyed to Christopher Rioux and wife, Amanda Rioux by Warranty Deed from Great Southern Homes, Inc., recorded on the 29th day of December, 2004 in Instrument No. 20041229-0153728, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to plan of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

This is improved property known as **4124 Barnes Cove Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of March, 2008

Christopher Rioux

Amanda Rioux
By: Christopher Rioux, Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Christopher Rioux, the within named 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, at office, this 27th day of March, 2008.

Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Williamson

On this 27th day of March, 2008, before me personally appeared Christopher Rioux, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amanda Rioux by Instrument of record in Instrument No. 20080331.0031570, and acknowledged that he executed the same as the free act and deed of Amanda Rioux.

Witness my hand, at office, on this 27th day of March, 2008.

_____
Notary Public

My Commission Expires: _____