WARRANTY DEED

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

STATE OF TENNESEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-21-09 (AFFIX SEAL)

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claiborne L. Gregoire	Countrywide Bank, FSB	136150B06500CO
(NAME)	(NAME)	
3401 Anderson Road, #57	1520 Memorial Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, TN 37129	
(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, Donna J. Lough, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claiborne L. Gregoire and Deborah F. Gregoire, husband and wife, 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 Unit Lot No. 57 on the plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1 of record in Instrument No. 20010629-0068937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donna J. Lough, unmarried, by deed of record in Instrument No. 20020708-0081675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Donna J. Lough by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080502-0044900, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3401 Anderson Road Unit 57, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 05/02/08 09:25 2 pgs
Fees:13.00 Taxes:508.75

20080502-0044901

APR. 29. 2008 2:38PM ADVANTAGE TITLE 615-777-2015 NO. 7191 P. 1

Witness my hand this 30th day of April, 2008.

Donna J. Lough by Carolyn Adcock, her attorney in fact

Attorney in Fact

STATE OF TENNESEE

COUNTY OF DAVIDSON

On this the 29th day of April, 2008, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Donna J. Lough and who acknowledged that she executed the same as the free act and deed of the said Donna J. Lough, through Power of Attorney granted she by the said Donna J. Lough.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2008.

Commission expires:

5.2.2011

KRYSTN T. HEDGES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission

Notary Public