# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/04/08 13:50 2 pgs
Fees:13.00 Taxes:599.40

20081104-0109790

**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 |
|---|---|---|
| Dennis D. Didion | CU Members Mortgage | 176-05-095 |
| (NAME) | (NAME) | |
| 5136 Hickory Grove Drive | 13601 Preston Rd. Ste. 800 W. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Dallas, TX 75240 | |
| (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, Rosemary Theriot, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis D. Didion, a married man, 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:

Land in Davidson County, Tennessee, being Lot Number. 57 on the Plan of Hickory Woods, Section B of record in Plat Book 6900, Page 512, Register's Office for said County, Tennessee, to which referenceis hereby made for a more complete description.

Being the same property conveyed to Rosemary Theriot, unmarried, by deed of record in Book 10108, Page 934, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 5136 Hickory Grove Drive, 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.

OCT. 30. 2008 2:26PM ADVANTAGE TITLE 615-777-2015 NO. 1639 P. 25

Witness my hand this 31st day of October, 2008.

Rosemary Theriot

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 Rosemary Theriot with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for thepurpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2008.

Commission expires: 5.2.2011

Notary Public

RETURN TO:

Homeland TITLE

1896 General George Patton Drive
Suite 200
Franklin, TN 37067

OCT. 30. 2008 2:26PM ADVANTAGE TITLE 615-777-2015 NO. 1639 P. 26