BILL GARRETT, Davidson County
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Fees:18.00 Taxes:1813.00
20090402-0029649

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alan R. Umstead and wife Catherine M. Umstead** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **David R. Lachance, an unmarried man,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Oak Hill Estates, Section III, recorded in Book 5200, Page 16, 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 Alan R. Umstead and wife, Catherine M. Umstead by deed from Domenic C. Delegato and Sandra Ramirez of record in Instrument 200812120119556 on 12/03/2008 and filed for record on 12/12/2008, Register's Office for DAVIDSON County.

Map & Parcel: 15912000600

This property is known as: **5547 Hillview Dr., Brentwood, TN 37027**

SUBJECT to Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Book 5200, Page 16, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)., the violation of which will not cause a reversion or forfeiture of title. Covenants, Conditions and Restrictions as set forth in Book 5010, Page 245, but deleting any covenant, condition or restriction indicating a

preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 12th day of March, 2009.

Alan R. Umstead, Grantor

Catherine M. Umstead, Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan R. Umstead and Catherine M. Umstead, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of March, 2009.

NOTARY PUBLIC

My Commission Expires:
1/21/2013

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

W. WILLIAM DAVIS
Notary Public
Williamson County, State of Tennessee
My Commission Expires January 21, 2013

Grantee(s) Name, Address:	Send Tax Statement To:
David Lachance	
5547 Hillview Dr..	New owner
Davidson, TN 37027	

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ $490,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12 day of March, 2009.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(Seal)

Affiant

Carrie Tiesler
Type or Print Name

Notary Public

My commission expires:
7-24-10

John Gleaves
Type or Print Name

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212