2911144

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
John T. Chaudoin	First State Bank	156-10-12
(NAME)	(NAME)	
7908 Meadow View Drive	480 Oil Well Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Jackson, TN 38305	
(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, C2 Construction, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Chaudoin and wife Legina Ford Chaudoin, 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 No. 32, on the Plan of Harpeth River Estates, Section I, of record in Plat Book 4460, page 188, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to C2 Construction, LLC, by deed of record in Instrument No. 20090204-0009399, 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 7908 Meadow View Drive, Nashville, TN 37221

(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.

BILL GARRETT, Davidson County
Trans:T20090032539 DEEDWARR
Recvd: 05/18/09 10:04 2 pgs
Fees:13.00 Taxes:1368.63
20090518-0045246

Witness my hand this 8th day of May, 2009.

C2 Construction, LLC

By: _____
C2 Constructions, LLC

C2 Construction, LLC

By: Scott Caron Chief Manager
C2 Construction, LLC

Chief Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Scott Caron with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the chief manager of C2 Construction LLC and that he as such chief manager executed the foregoing instrument for the purposes therein contained, by singing the name of C2 Construction, LLC by himself as chief manager.

Witness my hand and official seal at Nashville, Tennessee this 8th day of May, 2009.

Commission expires:

LaTrece McAdoo
Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jeff Checko with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the chief secretary of C2 Construction LLC and that he as such chief secretary executed the foregoing instrument for the purposes therein contained, by singing the name of C2 Construction, LLC by himself as chief secretary.

Witness my hand and official seal at Nashville, Tennessee this 8th day of May, 2009.

Commission expires:

LaTrece McAdoo
Notary Public

