BILL GARRETT, Davidson County
Trans:T20090041135 DEEDWARR
Recvd: 06/19/09 12:45 3 pgs
Fees:18.00 Taxes:814.00
20090619-0057395

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Kathlyn Thoreson Affiant Subscribed and sworn to before me, this 18th day of June, 2009. Notary Public My Commission Expires: 2/24/13

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Kathlyn Thoreson and husband, David N. Thoreson 8173 Settlers Way Nashville, TN 37221	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279	126-15-0A 169.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW L. BILODEAU AND WIFE, TRACY R. BILODEAU**, hereinafter called the **KATHLYN THORESON AND DAVID N. THORESON, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section Three, Boone Trace at Biltmore, of record in Book 9700, pages 758 and 759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew L. Bilodeau and wife, Tracy R. Bilodeau by deed dated June 6, 2003, from Stephen M. Smith, unmarried, of record at Instrument No. 20030618-0083836, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions for Boone Trace of record at Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of Boone Trace Homeowner's Association, Inc., of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

4. Dedication of common area to Boone Trace Homeowner's Association, Inc., of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Plan of record in Plat Book 9700, pages 758 and 759, Register's Office for Davidson County, Tennessee.

6. Matters shown on the Plan of record in Book 6900, page 470, Register's Office for Davidson County, Tennessee.

7. Easement for overhead line of record in Book 8992, page 62, Register's Office for Davidson County, Tennessee.

8. Easement granted to Southern Telephone and Telegraph, Co., of record in Book 756, page 142, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8173 Settlers Way Nashville, TN 37221**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 18th day of June, 2009.

Matthew L. Bilodeau

Tracy R. Bilodeau

By: Attorney-in-fact

Matthew L. Bilodeau, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW L. BILODEAU**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of June, 2009.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW L. BILODEAU**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of June, 2009.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011