WARRANTY DEED

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,900.00

Brian K. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2009.

Paige B. Mayerick
Notary Public

MY COMMISSION EXPIRES: 11-21-2010
(AFFIX SEAL)

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
Brian K. Williams	New South Federal Savings Bank	150-8-128
(NAME)	(NAME)	
1216 Huntingboro Court	213 Overlook Circle, A4	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(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, Yannick Deslauriers, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian K. Williams and wife, Jaqueline D. Williams, 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. 454, on the Plan of Somerset, Phase I (Formerly Town Village of the Country, Section Six), as of record in Book 6900, page 690 and 691, Register's Office for said County.

Said Lot No. 454 fronts 63.05 feet on the Southerly margin of Huntingboro Court and runs back 162.43 feet on the northeast line and 185.30 feet on the southwest line to a line in the rear which measures 67.07 feet thereon.

Being the same property conveyed to Yannick Deslauriers, an unmarried person, by deed of record in Instrument No. 20020402-0039763, 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 Yannick Deslauriers by Carolyn Adcock as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090902-0082465, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1216 Huntingboro Court, 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.

BILL GARRETT, Davidson County
Trans:T20090060295 DEEDWARR
Recvd: 09/02/09 12:53 2 pgs
Fees:13.00 Taxes:525.03

20090902-0082466

Witness my hand this 27th day of August, 2009.

Yannick Deslauriers by Carolyn Adcock Atty in Fact

Yannick Deslauriers by Carolyn Adcock, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of August, 2009, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Yannick Deslauriers and who acknowledged that she executed the same as the free act and deed of the said Yannick Deslauriers, through Power of Attorney granted she by the said Yannick Deslauriers.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2009.

Commission expires: 5-2-2011

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

My Commission Expires MAY 2, 2011

Krystn T Hedges

Notary Public