Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Armond M Webb Aaron M Webb 4820 Aaron Dr Cain Ridge, TN 37013	SunTrust Mortgage, Inc 1001 Semmes Ave Richmond VA 23224	173-04-0-A-238.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

My Commission Expires MAY 3, 2012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Dieudonne Vilsaint and wife, Edith Vilsaint, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Armond M Webb, Married and Aaron M Webb, Married ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 367 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dieudonne Vilsaint and wife, Edith Vilsant, by Warranty Deed from Michael Bagwell and wife, Joyce Johnson-Bagwell, dated April 20, 2005, of record in Instrument No. 20050422-0045228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **4820 Aaron Dr, Cain Ridge, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **October, 2009.**

GRANTOR(S)

Dieudonne Vilsaint
By: Edith Vilsaint his Attorney in Fact

Edith Vilsaint

BILL GARRETT, Davidson County
Trans:T20090074466 DEEDWARR
Recvd: 11/02/09 13:27 2 pgs
Fees:13.00 Taxes:684.50
20091102-0100970

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 30th day of October, 2009, before me personally appeared Edith Vislaint, to me known (or proved to me on the bases of satisfactory evidence) to be the Person who executed the foregoing instrument on behalf of Dieudonne Vilsaint, and who acknowledged that such person executed the same as the free act and deed of Dieudonne Vilsaint

Witness my hand, at office, this 30th day of October 2009.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 30th day of October, 2009, before me personally appeared Edith Vilsaint, to me know to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my had, at office, this 30th day of October, 2009

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.