BILL GARRETT, Davidson County
Trans:T20090075066 DEEDWARR
Recvd: 11/03/09 15:06 2 pgs
Fees:13.00 Taxes:540.20
20091103-0101654

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Jason T. & Sabrina Michaud
2719 Riverbend Drive
Nashville, TN 37214

SEND TAX BILL TO:
Pinnacle National Bank
211 Commerce St. Ste. 300
Nashville, TN 37201

MAP 062-02-OA
GROUP
PARCEL 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Donna S. York n/k/a Donna S. Spears, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Jason T. Michaud and Sabrina Yadlosky Michaud, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 73B on the Plan of River Trace Estates, Phase I of record in Plat Book 6250, Page 996 and 997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donna S. York by quitclaim deed from Thomas A. York of record in Book 9191, Page 16, in the Register's Office for Davidson County, Tennessee, dated December 14, 1993.

Donna S. York and Donna S. Spears are one and the same.

This is improved property known as **2719 Riverbend Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2009 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 996, and restrictions in Book 6851, page 370, amended in Book 6982, page 747, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of October, 2009

Donna S. Spears

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Donna S. Spears,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: January 12, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $146,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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