WARRANTY DEED

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

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **November, 2009**

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Williams	Magna Bank	164-10A-101
(NAME)	(NAME)	
4077 Pine Orchard	6525 Quail Hollow Rd #300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Pierre F. Lefebvre and Kristi Lefebvre, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary E. Williams married**, 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. 260 on the Plan of Village Two, Summerfield of record in Instrument No. 20000929-0096421, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pierre F. Lefebvre and Kristi Lefebvre, husband and wife as joint tenants by Quitclaim Deed from Pierre R. Lefebvre, married, dated June 9, 2006 and recorded in Instrument No. 20060703-0078982, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pierre R. Lefebvre, married by Warranty Deed from Southern Home Builders, LLC a Tennessee Limited Liability Corporation, dated May 14, 2004 and recorded in Instrument No. 20040520-0059421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4077 Pine Orchard, Antioch, TN 37013

BILL GARRETT, Davidson County
Trans: T20090079886 DEEDWARR
Recvd: 11/24/09 12:30 2 pgs
Fees: 13.00 Taxes: 629.00
20091124-0108105

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, has 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.

Witness our hands this **20th** day of **November, 2009**

Pierre F. Lefebvre

Kristi Lefebvre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Pierre F. Lefebvre and Kristi Lefebvre**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **November, 2009**

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

My commission expires: