WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100024989 DEEDWARR
Recvd: 04/27/10 11:13 2 pgs
Fees:13.00 Taxes:481.00
20100427-0031789

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory A. Trudeau	Elite Home Loans, Inc.	09705000800
(NAME)	(NAME)	
3349 Green Ridge Drive	109 Westpark Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, Joyce Carol Lindsey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory A. Trudeau and Anita C. Trudeau, husband and wife, 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:

The following described Real Estate, situated and being in the City of Nashville, County of Davidson State of Tennessee, to wit:

Lot 42, Hickory Bend, Section 7, as shown on Plat of record in Plat Book 3600, Page 29, in The Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Joyce Carol Lindsey, by Warranty Deed dated September 22, 2009 from US Bank National Association as Trustee under the securitization Servicing Agreement dated as of July 1, 2005, Structured Asset Securities Corporation Structured Asset Investment Loan Trust Mortgage Pass Through Certificates, Series 2005-HE1, of record in Instrument No. 20091001-0091157, Register's Office for Davidson County, Tennessee. And further being conveyed to US Bank National Association as Trustee under the securitization Servicing Agreement dated as of July 1, 2005, Structured Asset Securities Corporation Structured Asset Investment Loan Trust Mortgage Pass Through Certificates, Series 2005-HE1 by Substitute Trustees Deed from nationwide Trustee Services, Inc., as Substitute Trustee, by Germaine Duncan, Vice President, dated April 9, 2009, recorded April 20, 2009, of record in Instrument No. 200904200035365, Register's Office for Davidson County, Tennessee. And further being the conveyed to Christopher Smith and Katherine Mcquiston by Warranty Deed of record in Instrument No. 200501270010101, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3349 Green Ridge Drive, Nashville, TN 37214

(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.

Witness my hand this 26th day of April, 2010.

Joyce Carol Lindsey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Carol Lindsey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 26th day of April, 2010.

Commission expires: March 3, 2014

Beth Triplett

Notary Public

