Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jeffrey P. LaCroix 740 Harpeth Trace Drive Nashville, TN 37221	Same as New Owner	Map: 143-2-B Parcel: 21.00 CO
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Roger G. Grooms, Jr., unmarried** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Jeffrey P. LaCroix, unmarried** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of (Revised) Treetops at Harpeth Trace, of record in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Roger G. Grooms, unmarried, by deed dated July 1, 1998, from Wayne E. Hilton, Jr. and wife, Lisa Gelpi-Hilton, of record in Book 11002, page 648, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 740 Harpeth Trace Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, including but not limited to those restrictions of record in Book 6287, Page 417, Register's Office for Davidson, Tennessee; all matters as shown on subdivision plan of record in Book 6250, page 455, Register's Office for Davidson County, Tennessee; Deed conveying common area to the Treetops of Harpeth Trace Homeowner's Association, Inc. of record in Book 6465, page 410, Register's Office for Davidson County, Tennessee; Charter for the Treetops at Harpeth Trace Homeowners' Association, Inc., of record in Book 8085, page 576, Register's Office for Davidson County, Tennessee. Taxes for the current year have been paid, prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20100076968 DEEDWARR
Recvd: 12/07/10 09:02 2 pgs
Fees:13.00 Taxes:518.00
20101207-0097290

EXECUTED this 6th day of December, 2010.

Roger G. Grooms, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Roger G. Grooms, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of December, 2010.

Notary Public

My Commission Expires:

(SEAL)

DAVID B GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

AFFIANT

Subscribed and sworn to before me this 6th day of December, 2010.

NOTARY PUBLIC
My Commission Expires:

DAVID B GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9 2012