WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 12/21/10 14:56 3 pgs
Fees:18.00 Taxes:562.40
20101221-0101554

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Melissa Waldron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **3rd** day of **December, 2010**

CANTRELL STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2011

(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
Melissa Waldron	Bank of America, N.A.	172120D46900CO
(NAME)	(NAME)	
8250 Persia Way	840 Crescent Centre Drive Suite 460	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN, 37067	
(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, **Jason D. LaLonde, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa Waldron**, hereinafter called the Grantee, her 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. 515 on the Final Plat of The Town Center Homes at Lenox Village, Section Three, of record as Instrument No. 20060118-0006550 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason D. LaLonde, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated December 15, 2006 and recorded in Instrument No. 20061218-0155660, Register's Office for Davidson County, Tennessee.

THE SAID PROPERTY IS NOT AND HAS NEVER BEEN THE PRINCIPAL RESIDENCES OF THE GRANTORS SPOUSE.

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 8250 Persia Way, Nashville, TN 37211

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 1 day of **December, 2010**

Jason D. LaLonde

STATE OF Minnesota
COUNTY OF Hennepin

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

Witness my hand and official seal, this 1st day of **December, 2010**

Notary Public

My commission expires: 01/31/12

Eve H. Cover
Notary Public-Minnesota
My Commission Expires 1/31/2012

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

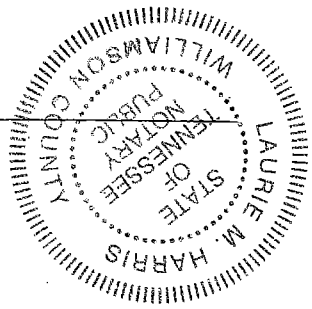
Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).