WARRANTY DEED

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5/8/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,240.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David LaBonte	Primary Residential Mortgage, Inc.	128160b04400co
(NAME)	(NAME)	
420 Summit Oaks Drive	4750 West Wiley Post Way, #200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Salt Lake City, UT 84116	
(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, Sylvia Marcela Gomez, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David LaBonte and Colleen M. LaBonte 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:

Land in Davidson County, Tennessee, being all of Lot No. 44 on the plan of PHASE ONE, SUMMIT OAKS, all of record in Instrument No. 20020129-0011883, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sylvia Marcela Gomez, by deed of record in Instrument No. 201106290049563, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Sylvia Marcela Gomez by Michele Ashton as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110801-0058898, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 420 Summit Oaks Drive, Nashville, TN 37221

(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.

BILL GARRETT, Davidson County
Trans:T20110046608 DEEDWARR
Recvd: 08/01/11 14:04 2 pgs
Fees:13.00 Taxes:1173.79
20110801-0058899

Witness my hand this 22nd day of July, 2011.

Sylvia Marcela Gomez by Michele Ashton, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22nd day of July, 2011, before me personally appeared Michele Ashton, the person who executed the foregoing instrument on behalf of Sylvia Marcela Gomez and who acknowledged that she executed the same as the free act and deed of the said Sylvia Marcela Gomez, through Power of Attorney granted her by the said Sylvia Marcela Gomez.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of July, 2011.

Commission expires:

Notary Public

Kasey Kelchner
Notary Public
State of Tennessee
My Comm. Exp. 1/21/2013
Rutherford County