Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2012.

Notary Public
My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

04-1203-54275

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark LeVasseur 525 Bell Trace Lane Antioch TN 37013	New Owner	162-16-0E- 064.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tina M. Babb, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark LeVasseur,*hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: * and wife, Cassandra LeVasseur

Land in Davidson County, Tennessee, being Lot No. 64, on the Plan of Section Two, Bell Crest, of record in Plat Book 9700, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed toSteven Kates, Trustee for BT Lane Lane Trust by deed from Teresa N. Uselton Hogue and husband, Dewitt A. Hogue, dated March 14, 2003 and recorded April 15, 2003, of record in Instrument No. 20030415-0049730, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by deed from Everett L. Hixson, Jr., Successor Trustee, dated April 17, 2008 and recorded June 2, 2008 of record in Instrument No. 20080602-0055912, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tina M. Babb, a single woman, by deed from Federal National Mortgage Association aka Fannie Mae, a Corporation, dated September 29, 2008 and recorded September 30, 2008, of record in Instrument No. 20080930-0098967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 525 Bell Trace Lane, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20120026358 DEEDWARR
Recvd: 04/11/12 10:40 2 pgs
Fees:13.00 Taxes:370.00
20120411-0030951

WITNESS my hand this 5th day of April, 2012.

Tina M. Babb

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tina M. Babb, 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 in Smyrna, TN, this 5th day of April, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

