BILL GARRETT, Davidson County
Trans:T20120037697 DEEDWARR
Recvd: 05/22/12 15:15 2 pgs
Fees:13.00 Taxes:851.00
20120522-0044470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 230,000.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2012.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ADRIENNE L GRAY	SWBC Mortgage Corporation	**08315015100**
2711 HODY DRIVE	9311 San Pedro, Suite 100	
NASHVILLE, TN 37206	San Antonio, TX 78216	

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 ACKNOWLEDGE, WE,

ERIC J LESUEUR, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADRIENNE L GRAY, AN UNMARRIED PERSON

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 Lot No. 178 on the Plan of Portland Park, Section II, of record in Plat Book 2900, Page 40 and amended by Instrument No. 20060517-0057764 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING THE SAME PROPERTY CONVEYED TO ERIC J LESUEUR, A MARRIED PERSON BY WARRANTY DEED FROM STEWART BUILDING GROUP, LLC DATED 05/18/07 AND RECORDED ON 05/22/07 IN INSTRUMENT NO. 20070522-0060990, SAID REGISTER'S OFFICE FOR SAID COUNTY.

Dawn Lesueur, spouse of Grantor, joins in the execution of the instrument for the purpose of conveying her marital interest, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 2900, Page 40, and amended by Instrument No. 20060517-0057764, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (____) property known as 2711 HODY DRIVE, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 18th day of May, 2012.

ERIC J LESUEUR

DAWN LESUEUR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, ERIC J LESUEUR and DAWN LESUEUR, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2012.

Notary Public

My Commission Expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014