WARRANTY DEED	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 THE 24TH DAY OF AUGUST, 2012. Notary Public MY COMMISSION EXPIRES: 9/15/2012 (AFFIX SEAL)

BOX 10-A

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Vaillancourt	New Owner	
(NAME)	(NAME)	12911002100
6328 St. Henry Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(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, I, **ONA T. RUST A/K/A ONA LUCILLE TEMPLE RUST**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JASON VAILLANCOURT AND BRIDGET VAILLANCOURT, 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 Lot 15, SECTION I, WARNER PARK VALLEY, as shown on plat of record in Plat Book 3600, Pages 12, 13 and 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from James C. Vance, Executor of the Estate of Wilton Rust to Ona T. Rust, widow as recorded on the 15th day of October, 1992 in Deed Book 8757, Page 166 and Warranty Deed from Wilma R. Allison to Wilton Rust and wife, Ruth Rust as recorded on the 8th day of April, 1986 in Deed Book 6824, Page 29, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 6328 St Henry Drive, Nashville, TN 37205

(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:T20120064247 DEEDWARR
Recvd: 08/28/12 09:39 2 pgs
Fees:13.00 Taxes:518.00
20120828-0077355

Witness my hand this 24th day of August, 2012.

Ona Lucille Temple Rust

Ona Lucille Temple Rust
By: Christina Joanne Sears, ATTY IN FACT

By: Christina Joanne Sears, attorney in fact

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 22ND day of August, 2012, before me personally appeared Christina Joanne Sears, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ona Lucille Temple Rust pursuant to a Specific Power of Attorney dated 01/06/2011 and filed of record in Instrument No. 20110810-0061532, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Ona Lucille Temple Rust, as his/her attorney in fact.

Witness my hand and official seal at Memphis, Tennessee this 22ND day of August, 2012.

Commission expires: 06-04-2013

Gwen Gunn

Notary Public

GWEN GUNN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY