Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
File No. 13-3087T

BILL GARRETT, Davidson County
Trans:T20130037926 DEEDWARR
Recvd: 05/07/13 10:08 2 pgs
Fees:13.00 Taxes:591.63
20130507-0045899

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 day of April, 2013.

Notary Public
Commission Expires: September 9, 2014

ROBBIN TESLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

ADDRESS OF NEW OWNER:
Sarah A. McKinley
507 14th St. SE
Sidney, Montana 59270

SEND TAX BILLS TO:
Sarah A. McKinley
507 14th St. SE
Sidney, Montana 59270

MAP-PARCEL:
064160D17500 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Nathalie G. Boudreau, unmarried,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah A. McKinley, unmarried,

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND OR ITS 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. 155, on the Plan of Truxton Park, Section Three, as shown on plat of record filed in Instrument No. 20011024-0116272, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nathalie G. Boudreau by Warranty Deed dated August 31, 2005 from Ricky C. Taylor and wife, Amy George, now Taylor, and filed of record on September 6, 2005 in Instrument No. 20050906-0106703, Register's Office for 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.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **2516 Winter Springs Ct., Hermitage, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 26 day of April, 2013.

Nathalie G. Boudreau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nathalie G. Boudreau** the bargainor 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 and official seal this 26 day of April, 2013.

Notary Public
Commission Expiration:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014