BILL GARRETT, Davidson County
Trans:T20130043644 DEEDWARR
Recvd: 05/24/13 10:23 2 pgs
Fees:13.00 Taxes:518.00

20130524-0052722

WARRANTY DEED

BR13-1414

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 23rd DAY OF May, 2013.

Notary Public

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 3/26/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lydia Hunt	Sumner Bank & Trust (NAME)	
1414 Riverbrook Drive (ADDRESS)	967A Grassland Place (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Gallatin TN 37066 (CITY) (STATE) (ZIP)	097-02A-070.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LESLIE A. LAFORGE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LYDIA HUNT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 70 on the Plan of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leslie A. LaForge, unmarried by Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20091130-0109447, Register's Office for Davidson County, Tennessee, dated November 20, 2009 and recorded on November 30, 2009.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4586, page 242; Chancery Court Book 2, page 160; Instrument No. 20080723-0075577; Instrument No. 20081105-0110185; Instrument No. 20080408-0035557; Instrument No. 20110427-0032201; Instrument No. 20080630-0067054; Instrument No. 20100108-0001971; Instrument No. 20110427-0032200; Instrument No. 20070713-0083651; Instrument No. 20081209-0118828; Instrument No. 20090109-0002454; Instrument No. 20051219-0152201; Instrument No. 20051219-0152202; Instrument No. 20100108-0001965; Instrument No. 20100108-0001966; Instrument No. 20100108-0001967; Instrument No. 20100108-0001968, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1414 Riverbrook Drive, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of May, 2013.

Leslie A. LaForge

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of May, 2013, before me personally appeared Leslie A. LaForge, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of May, 2013.

Notary Public

My Commission Expires 9/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959