(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2013

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGETTE R. KENNEDY

BILL GARRETT, Davidson County
Trans:T20130084657 DEEDWARR
Recvd: 10/01/13 11:13 3 pgs
Fees:18.00 Taxes:795.50
20131001-0102826

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lydia Spragens	New Owner	143-02-0B
(NAME)	(NAME)	(MAP)
740 Harpeth Trace Drive		021.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jeffrey P. LaCroix, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lydia Spragens, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Revised Treetops at Harpeth Trace, of record in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey P. LaCroix by Deed from Roger G. Grooms, Jr. unmarried, of record at Instrument No. 20101207-0097290, Register's Office for Davidson County, Tennessee, dated December 06, 2010 and recorded on December 07, 2010.

740 Harpeth Trace Drive, Nashville TN 37221

This conveyance is subject to the following: 1) 2013 taxes, a lien not yet due and payable. 2) All matters shown on plan of Treetops at Harpeth Trace, of record in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee. 3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Treetops at Harpeth Trace, with By-Laws of Treetops at Harpeth Trace Homeowners' Association appended thereto, of record in Book 6287, Page 417, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. 4) Charter of Treetops at Harpeth Trace Homeowners' Association of record in Book 8085, page 576, Register's Office for Davidson County, Tennessee. 5) Conveyance of common areas to Treetops at Harpeth Trace Homeowners' Association of record in Book 6465, page 410, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as: 740 Harpeth Trace Drive, Nashville, Tennessee 37221

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.

Witness my/our hand(s) this 27th day of September, 2013.

Jeffrey P. LaCroix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeffrey P. LaCroix with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of September, 2013.

Notary Public

My Commission Expires: 7/01/2015

John M. Wells
State of Tennessee Notary Public
Davidson County

Witness my/our hand(s) this 27th day of September, 2013.

Jeffrey P. LaCroix

Witness my/our hand(s) this 25TH day of September, 2013.

Colleen LaCroix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeffrey P. LaCroix with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of September, 2013.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Colleen LaCroix with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of September, 2013.

Melissa P. Reaves
Notary Public

My Commission Expires:

My Commission Expires
May 1, 2016

MELISSA P REAVES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY