BILL GARRETT, Davidson County
Trans: T20130094248 DEEDWARR
Recvd: 11/04/13 15:26 2 pgs
Fees: 13.00 Taxes: 690.05

20131104-0114451

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133660

WARRANTY DEED

STATE OF ~~TENNESSEE~~ RLR ARKANSAS
COUNTY OF WASHINGTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00.

FARON LeGarde AND CASS ANDAA LEGARDE
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of October, 2013.

Roger L Kennedy
NOTARY PUBLIC

My commission expires: 1-6-14

Roger L. Kennedy
County of Washington
Notary Public - Arkansas
My Commission Exp. 01/06/2014
Commission #: 12346789

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melody Crossland and Julie Ann Stevens 1232 Brenner Drive Nashville, TN, 37221d	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	141120B046.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Six Thousand Five Hundred and 00/100 Dollars ($186,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **FARON LEGARDE AND SPOUSE, CASSANDRA LEGARDE,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **MELODY CROSSLAND, AN UNMARRIED WOMAN, AND JULIE ANN STEVENS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Southampton, Phase 3 of record in Book 5200, Pages 689 and 690, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Faron C. LeGarde and spouse, Cassandra J. LeGarde, by Warranty Deed from Robert E. James, Jr. and spouse, Tammy B. James, dated 6/30/2011, recorded 7/7/2011, of record in Instrument No. 20110707-0052043, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1232 Brenner Drive, Nashville, TN, 37221d.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of October, 2013.

FARON LEGARDE

CASSANDRA LEGARDE

STATE OF ~~TENNESSEE~~ ARKANSAS RLK
COUNTY OF WASHINGTON

Personally appeared before me, a Notary Public, Faron Legarde and Cassandra Legarde, 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 and seal, this the 29th day of October, 2013.

Roger L Kennedy
Notary Public

Roger L. Kennedy
Printed Notary Name

My commission expires: 1-6-16

Roger L. Kennedy
County of Washington
Notary Public - Arkansas
My Commission Exp. 01/06/2016
Commission #: 12346788