6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2014

Notary Public

MY COMMISSION EXPIRES: 5/8/17
(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tiffany M. Tournaud	Regions Bank d/b/a Regions	Parcel ID:
8504 Lawson Drive	2050 Parkway Circle Mortgage	182060A40600
Antioch, TN 37013	Birmingham, AL 35244	

FOR AND IN 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, we

Maria Rosario Langlois, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tiffany M. Tournaud and husband, Daren Tournaud

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 all of Lot No. 343, on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, as shown by plat appearing of record in Instrument No. 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Maria Rosario Langlois, unmarried, by deed from Greenvale Construction, LLC, a Tennessee limited liability company, of record in Instrument 20071019-0124266, said Register's Office, dated September 28, 2007.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20020116-0006750 and Instrument 20101116-0091730, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20070516-0058484, said Register's Office; (3) Storm Water Easement of record in Instrument 20010306-0021333, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8504 Lawson Drive, Antioch, TN 37013

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 hand this 24th day of January, 2014.

Maria Rosario Langlois

BILL GARRETT, Davidson County
Trans:T20140006739 DEEDWARR
Recvd: 01/29/14 13:48 2 pgs
Fees:13.00 Taxes:506.90
20140129-0008170

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 Maria Rosario Langlois, unmarried, 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 24th day of January, 2014.

My Commission Expires: 8/23/16

Notary Public

