RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140030276 DEEDWARR Recvd: 05/02/14 11:34 2 pgs Fees:13.00 Taxes:728.90 20140502-0037340	The actual consideration or value, whichever is greater, for this transfer is **$197,000.00**. Affiant Subscribed and sworn to before me, this the 30th day of April, 2014. Notary Public My commission expires: 3-27-18 (AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Meagan K. Stevens	FRANKLIN AMERICAN MORTGAGE	**Map 142-11-0, Parcel 118.00**
501 Westward Winds Drive	501 CORPORATE CENTRE DR	
Nashville, TN 37221	FRANKLIN TN 37067	

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

Jonathan V. Rocheleau and Dawn K. Rocheleau, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meagan K. Stevens an unmarried woman

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 Lot No. 41 on the Plan of Westward Winds, of record in Book 3700, page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jonathan V. Rocheleau and wife, Dawn M. Rocheleau, by Deed from Willard R. Husband and wife, Georganna R. Husband, dated April 29, 2004, of record in Instrument No. 20040505-0051376-, Register's Office for Davidson County, Tennessee.

Dawn K. Rocheleau is one and the same as Dawn M. Rocheleau.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 3700, Page 32, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 3944, page 377, Register's Office for Davidson County; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **501 Westward Winds Drive, Nashville, TN 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 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 **30th** day of **April, 2014.**

Jonathan V. Rocheleau
Jonathan V. Rocheleau
By: _____, Atty in Fact
John T. Cook, his Attorney-in Fact

Dawn K. Rocheleau
Dawn M. Rocheleau
By: _____, Atty in Fact
John T. Cook, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named John T. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Jonathan V. Rocheleau and Dawn M. Rocheleau, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Jonathan V. Rocheleau and Dawn M. Rocheleau for the purpose therein contained, by signing the name of Jonathan V. Rocheleau and Dawn M. Rocheleau by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2014.

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-1