WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF **WILSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF **May**, 2014.

Notary Public

MY COMMISSION EXPIRES: **9/12/16**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Elam and Kay G. Elam	**F&M BANK**	186-04-0A-215.00 CO
(NAME)	(NAME)	
401 Marlowe Court	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	**Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THAT WE, NORMAN DALE LEBLANC AND DEIRDRE LABLANC, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREG ELAM AND KAY G. ELAM, HUSBAND AND WIFE, 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. 472 on the Final Plat of Burkitt Place, Phase 2D, Section 3, as of record as Instrument No. 20120517-0043031, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to NORMAN DALE LEBLANC AND DEIRDRE LEBLANC, HUSBAND AND WIFE, by deed from CELEBRATION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20121218-0116507, dated December 14, 2012, as corrected by Affidavit of Scrivener's Error of record as Instrument No. 20140520-0043403, dated May 19, 2014, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 401 Marlowe Court (House Number) (Street) Nolensville, TN 37135 (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 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 our hands this 22 day of May, 2014.

Norman Dale LeBlanc 5/22/14
Norman Dale LeBlanc

Deirdre LeBlanc 5/22/14
Deirdre LaBlanc

BILL GARRETT, Davidson County
Trans:T20140037433 DEEDWARR
Recvd: 05/29/14 11:02 2 pgs
Fees:13.00 Taxes:1332.00

20140529-0046130

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Norman Dale LeBlanc and Deirdre LaBlanc, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, this 22 day of May, 2014.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

11·6·17

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