This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)
		)
		)
		)
		)

BILL GARRETT, Davidson County
Trans:T20140045005 DEEDWARR
Recvd: 06/25/14 10:33 3 pgs
Fees:18.00 Taxes:2035.00
20140625-0055457

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Matthew H. Fones and Anne-Taylor Smith Fones, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Peter John Bourbeau and Mary Margaret Crowell Bourbeau, husband and wife**, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 3 on the Final Plat of Johnston Bros. Sudivision, of record in Instrument 201307090071003, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lots.

Being part of the same property conveyed to Matthew H. Fones and Anne-Taylor Smith Fones, husband and wife by Warranty Deed dated 09/19/2013 from Steve K. Johnston of record in Instrument 201309230099667, Register's Office for Davidson County, Tennessee.

Map & Parcel: 13016007700

This property is known as: **4516 Everett Dr., Nashville, TN 37215**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 23rd day of June, 2014.

Matthew H. Fones -Grantor

Anne-Taylor Smith Fones -Grantor

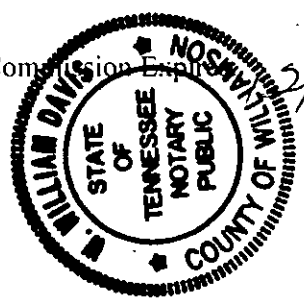
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew H. Fones and Anne-Taylor Smith Fones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 2/27/2016



Grantee(s) Name, Address:	Send Tax Statement To:
Peter John Bourbeau and Mary Margaret Crowell Bourbeau	New Owner
P.O. Box 41250	
Nashville, TN 37204	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$550,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 23rd day of June, 2014.

Affiant

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires: