BILL GARRETT, Davidson County
Trans:T20140062346 DEEDWARR
Recvd: 08/22/14 11:00 2 pgs
Fees:13.00 Taxes:592.00
20140822-0076735

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dustin Davenport 728 Spence Enclave Lane Nashville, TN 37210	Flagstar Bank, FSB 5151 Corporate Drive Troy, MI 48098	094160E-027.00CO

THIS INDENTURE, made this 21st day of August, 2014 between

Roy T. Gadbois, an unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Dustin Davenport, an unmarried man

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 27 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842 and Instrument Number 20061213-0153595, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Roy T. Gadbois, an unmarried man by Warranty Deed dated 8/16/07 from R.J. York Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20070820-0099683, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 728 Spence Enclave Lane, Nashville, TN 37210.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Roy T. Gadbois

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roy T. Gadbois, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 21st day of August, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $160,000.00.

Affiant

Sworn to and subscribed before me, this 21st day of August, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY