This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Suite C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 151090A080.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Claudette Bourdeau
6641 Ascot Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20140065231 DEEDWARR
Recvd: 09/03/14 10:27 2 pgs
Fees:13.00 Taxes:736.30
20140903-0080264

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KAREN NIXON, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **CLAUDETTE BOURDEAU, A SINGLE PERSON,** "Grantee(s)", Her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 80, on the plan of Long Hunter Chase, A Residential Planned Unit Development, Phase 1, Section II, according to plat and survey of same appearing of record in Plat Book 9700, page 638, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Karen Nixon, unmarried, by Warranty Deed from Kenneth M. Pomeroy, Sr and Sharon A. Pomeroy, husband and wife, dated June 11, 2012, appearing of record in Instrument No. 20120615-0052541, as corrected by Scrivener's Affidavit of record in Instrument No. 20120726-0065814, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 9700, page 638; Access Easement of record in Record Book 10796, page 619; Restrictive covenants of record in Deed Book 9430, page 251 and Deed Book 9534, page 938 and Deed Book 9534, page 942; Charter of Long Hunter Chase Homeowner's Association of record in 9433, page 953; By-Laws of Long Hunter Chase, of record in 9430, page 279; All in the Register's Office for Davidson County, Tennessee.

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, along with any easements and right of ways of public roads and utilities.

This is improved property known as 6641 Ascot Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29 day of August, 2014.

Karen Nixon

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Karen Nixon, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29 day of August 2014.

NOTARY PUBLIC

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 2-20-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2nd day of September, 2014.

NOTARY PUBLIC

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

My Commission Expires: SEP 2 0 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066