THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 10/14/14 11:17 4 pgs
Fees:23.00 Taxes:582.75
20141014-0094715

Address New Owner(s)
Charles Tricou and Amy Tricou
741 Albany Drive
Hermitage, TN 37076

Send Tax Bills To:
First Community Mortgage
275 Robert Rose Drive
Murfreesboro TN 37129

Map & Parcel No.:
07508022500

WARRANTY DEED

THIS INDENTURE, made and entered into this **8th day of October, 2014**, by and between **DeShauna S. Webb, unmarried**, party of the first part, and **Amy L. Tricou and Charles Kemp Tricou, wife and husband**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($157,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

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. 16, on the Plan of Section 1, Hunters Hill, of record in Book 5800, Page 350, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DeShauna S. Webb, unmarried, from Brandon Pannell and wife, Rebecca D. Pannell, by Deed dated May 21, 2009, of record in Instrument No. 20090528-0049164 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

DeShauna S. Webb, unmarried

STATE OF ~~TENNESSEE~~ ALABAMA, COUNTY OF Mobile

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

WITNESS my hand, at office this **8th day of October, 2014.**

Notary Public

My commission expires: 04/24/2016

STATE OF ~~TENNESSEE~~ ALABAMA, COUNTY OF Mobile

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$157,500.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **8th day of October, 2014.**

Notary Public

My commission expires: 04/24/2016

PROPERTY ADDRESS:
741 Albany Drive
Hermitage, TN 37076

True Copy Certification

I, Yvette Lynn Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, D. Mackey a notary public for this county and state, [Yvette Lynn Meldrum] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16
Notary' Seal (if on paper)

