WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,300.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of October, 2014 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alexius J. Francois and Hannah Francois, husband and wife	Cornerstone Homelendi	106 15 0 006.00
(NAME)	(NAME)	
1986 Lavergne Court	1177 West Loop South, #200	
(ADDRESS)	(ADDRESS)	
Nashville 37210	Houston TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Eight Thousand Three Hundred And No/100 Dollars ($138,300.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jacob Clinton Hamrick and wife, Stephanie Hamrick**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexius J. Francois and Hannah Francois, 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:

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

Lot Number 86 on the Plan of Raymond Heights, of record in Book 1424, Page 141, Register's Office for said County.

Said Lot Number 86 fronts 109.55 feet on the southeasterly side of La Vergne Court and runs back 164.0 feet on the southwesterly line and 162.3 feet on the northeasterly line to rear line on which it measures 90.0 feet.

Being the same premises conveyed to Jacob Clinton Hamrick and wife Stephanie Hamrick by Warranty Deed from Cornerstone Community Reinvestment dated April 27, 2010 and recorded April 29, 2010 as Instrument No. 20100429-0032723, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-141741

BILL GARRETT, Davidson County
Trans:T20140079090 DEEDWARR
Recvd: 10/21/14 10:18 2 pgs
Fees:13.00 Taxes:511.71
20141021-0096874

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1986 Lavergne Court, Nashville, TN 37210

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, has 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 15th day of October, 2014.

Jacob Clinton Hamrick by Attorney in fact

Jacob Clinton Hamrick by Chris Cantrell, Attorney In Fact

Stephanie Hamrick by Attorney in fact

Stephanie Hamrick by Chris Cantrell, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Chris Cantrell , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stephanie Hamrick and Jacob Clinton Hamrick, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Stephanie Hamrick and Jacob Clinton Hamrick, for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2014.

Notary Public

My Commission Expires: 5/5/15

(SEAL)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015

File Number: GR14-1741