(1) GSRM Box 44

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155395

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150018586 DEEDWARR
Recvd: 03/13/15 16:23 2 pgs
Fees:13.00 Taxes:558.70
20150313-0021959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2015.

NOTARY PUBLIC

My commission expires: 9-22-2015

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry J. Bombardiere, Jr. And Kelly Jo Bombardiere 1420 Riverbrook Drive Hermitage, TN, 37076	F&M Bank 50 Franklin St. Clarksville, TN, 37040	097-02-0-A-073.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty One Thousand and 00/100 Dollars ($151,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANGELA E. FRETTE-WEST, A SINGLE PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LARRY J. BOMBARDIERE, JR., MARRIED, AND KELLY JO BOMBARDIERE, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 73 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument Number 20080723-0075577, and a Surveyor's Certificate of Correction, of record in Instrument Number 20081105-0110185, in the Register's Office of Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Angela Frette-West, a single person, by Warranty Deed from Beazer Homes Corp., dated November 20, 2009 and recorded November 25, 2009, of record in Instrument Number 20091125-0108687, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 1420 Riverbrook Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD 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 covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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

WITNESS MY/OUR HANDS, this the 12th day of March, 2015.

Angela E. Frette-West

ANGELA E. FRETTE-WEST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Angela E. Frette-West, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of March, 2015.



Sarah Simmons

Notary Public

Sarah Simmons

Printed Notary Name

My commission expires: 5/8/2018