Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20150087606 DEEDWARR
Recvd: 10/14/15 13:37 3 pgs
Fees:18.00 Taxes:814.00
20151014-0104569

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Jack Wright
Affiant

Subscribed and sworn to before me, this 13th day of October 2015.

Notary Public Susan Frensley Newton
My commission expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Dieudonne Vilsaint<br>3217 Haskell Ln.<br>Antioch TN 37013 | P.O. Box 2222<br>Antioch, TN 37011 | 174110A44400CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Landon P. Rose and wife Jenna E. Rose hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Dieudonne Vilsaint and wife Edith Vilsaint hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 372 on the Plan of Cane Ridge Farms, Phase Six, Section Two, of record in Instrument No. 20060216-0018813 and Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Landon P. Rose and Jenna E. Rose, husband and wife by deed from Robert Dmowski of record in Instrument No. 20121023-0097144 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Cane Ridge Farms, Phase Six, Section Two, of record in Instrument No. 20060216-0018813 and Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Instrument No. 20000905-0087103 and amended in Instrument No. 20001204-0119093, 20010815-0088370, 20041102-0131848, and 20100526-0040558, Register's Office for Davidson County, Tennessee 4) Charter of Cane Ridge Farms Homeowner's Association of record in 20000905-0087103 5) Variance of record in Instrument No. 20120604-0048269, Register's Office for Davidson County, Tennessee. 6) Property is subject to an Assignment of Declarant

Rights of record in Instrument No. 20010815-0088360, Register's Office. 7) Property is subject to a conveyance for open space of record in Instrument No. 20010815-0088360, said Register's Office 8) Property is subject to an easement for construction and maintenance to the United Telephone Company of record in Instrument No. 20020123-0009340, said Register's Office

This property is improved property known as 3217 Haskell Ln., Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 9 day of October, 2015.

Landon P. Rose, by Jenna E. Rose His Attorney-in-fact

Landon P. Rose, by Jenna E. Rose
His Attorney-in-fact

Jenna E. Rose

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jenna E. Rose, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 9th day of October, 2015.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

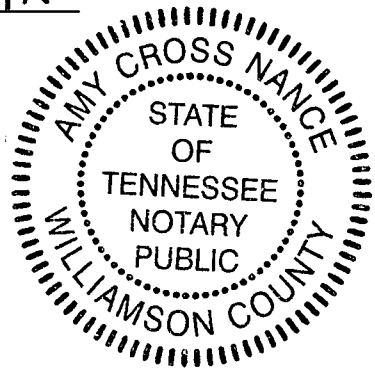
My Commission expires: 2/25/19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of October, 2015, before me personally appeared Jenna E. Rose 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 Landon P. Rose acknowledged that such person executed the same as the free act and deed of Landon P. Rose.

Notary Public

My Commission expires 2/25/19




FILE NO: 09133