WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042896 DEEDWARR
Recvd: 05/23/16 09:51 2 pgs
Fees:13.00 Taxes:1587.30
20160523-0051138

G-VRES-16-5536-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Wesley D Lamoureux, Jr and Mary Lamoureux	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
5536 Hearthstone Lane		**160-11-0A-076.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4354		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GAYLE RAY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESLEY D LAMOUREUX, JR AND MARY LAMOUREUX, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 76 on the Plan of Phases II, III & IV Hemmingwood of record in Plat Book 6900, Pages 7 and 8 and Instrument to amend Final Subdivision Plat recorded in Instrument No. 20080930-0099247, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gayle Ray by Warranty deed from Jo-Ann Kamencik, unmarried of record in Instrument No. 20040803-0092819 Register's Office for Davidson County, Tennessee, dated July 27, 2004 and recorded on August 03, 2004.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 7 & 8 and Instrument to amend Final Subdivision Plat recorded in Instrument No. 20080930-0099247, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6730, Page 329, as amended in Book 6892, page 540; Book 6925, page 268; Book 7269, page 387; as corrected in Book 6948, page 268 and Instrument No. 20130619-0062819, Register's Office for Davidson County, Tennessee.
- Hemmingwood Home Owners Association, Inc. of record in Book 8762, Page 169, Instrument No(s). 20160308-0022181 and 20160308-0022182, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7597, Page 691 and Book 7597, page 695, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4974, Page 788 and Book 10170, page 584, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Hemmingwood HOA of record in Book 7310, Page 777, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 6728, Page 673, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas to Hemmingwood Homeowner's Association of record in Book 6962, Page 404 and Book 7207, page 84, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5536 Hearthstone Lane, Brentwood, Tennessee 37027-4354**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 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/our hand(s) this the 19th DAY OF MAY, 2016.

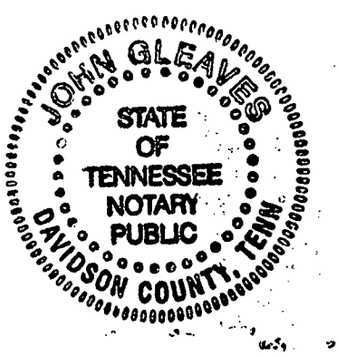
Gayle Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAYLE RAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212