WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 08/20/2019
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-20-2019

Y-VRES-16-3424-T

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)
William Fougere and Victoria Fougere	**SWBC Mortgage Corp**	173 16 0A 026.00
(NAME)	(NAME)	
3424 Chandler Cove Way	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160051459 DEEDWARR
Recvd: 06/17/16 10:07 2 pgs
Fees:13.00 Taxes:758.50
20160617-0061560

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, **WILLIAM PETTUS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM FOUGERE AND VICTORIA FOUGERE, 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. 74 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016 and Surveyor's Certificate of Correction of record at Instrument No. 20031120-0169641, 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 William Pettus, an unmarried man by Warranty deed from Fianalea K. Moss and David M. Moss, both unmarried of record in Instrument No. 20120307-0019957 Register's Office for Davidson County, Tennessee, dated February 27, 2012 and recorded on March 07, 2012.

Grantor's spouse joins in this conveyance to convey any interest marital or likewise in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record as Instrument Number 20030213-0020016 and Surveyor's Certificate of Correction of record at Instrument No. 20031120-0169641, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020514-0059176, amended at Instrument No. 20030313-0033781; Instrument No. 20050308-0025065, supplement at Instrument No. 20050930-0117904; Instrument No. 20050930-0117906, Instrument No. 20060828-0105537 and Instrument No. 200608280105538 and amended at Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee.
- By-Laws of Hidden Creek Homeowners Association, Inc. of record in Instrument Number 20030303-0027389 and amended at Instrument No. 20090908-0074136, in the Register's Office for DavidsonCounty, Tennessee.
- Conveyance of Common Areas of record in Instrument Number 0030303-0027387, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5460, Page 992 and Book 10348, Page 367, in the Register's Office for Davidson County, Tennessee.
- Charter of Hidden Creek Homeowners Association, Inc. of record in Instrument Number 20030303-0027388 amended at Instrument No. 20081230-0123265, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050201-0011637 in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3424 Chandler Cove Way, 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; 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 14th DAY OF JUNE, 2016.

William Pettus

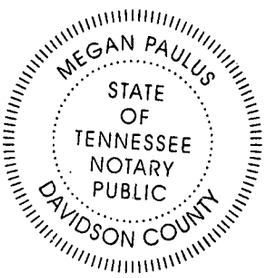
Laura Pettus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM PETTUS AND LAURA PETTUS, 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 14th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212