Map and Parcel No. 11607005500

This Instrument Was Prepared By:
Benjamin W. Weigel, Attorney
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

BILL GARRETT, Davidson County
Trans:T20160075243 DEEDWARR
Recvd: 08/29/16 13:48 3 pgs
Fees:18.00 Taxes:6216.00
20160829-0090222

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

Cregan James Laborde
Sarah Blair Laborde
210 Lynnwood Boulevard
Nashville, Tennessee 37205

Mortgagee:

_____
_____
_____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FRANKLIN G. LOCKE and wife, KRISTIN S. LOCKE, Grantors, have bargained and sold and by these presents does transfer and convey unto CREGAN JAMES LABORDE and wife, SARAH BLAIR LABORDE, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being the Northerly 100 feet of Lot No. 35 and the Southerly 100 feet of the Northerly 200 feet of Lot No. 36 on the Plan of Royal Oaks Land Companys Subdivision of the Baker Tact of record in Book 421, page 102 and 103, Register's Office for Davidson County, Tennessee, and that portion of Dupont Avenue abandoned by the City of Belle Meade by Ordinance No. 90-11, a certified copy of which is of record in Instrument No. 20041112-0136173, Register's Office for Davidson County, Tennessee, described as follows:

Said Southerly 100 feet of the Northerly 200 feet of Lot No. 36 and the Northerly 100 feet of Lot No. 35 front 100 feet on the Easterly side of Lynnwood Boulevard and runs back between parallel line 400 feet to the Westerly margin of Dupont Avenue, said part of Lot No. 36 fronting on Lynwood Boulevard and said part of Lot No. 35 fronting on Dupont Avenue, together with the Westerly 25 feet of Dupont Avenue, which was closed by Ordinance No. 90-11 by the City of Belle Meade.

Being the same property conveyed to Franklin G. Locke and wife, Kristin S. Locke by Warranty Deed from Claude Lee Ferrell, III and Alison Russell Ferrell, both unmarried, recorded on the 27th day of April, 2009 in Instrument No. 20090427-0037871, in the Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 210 Lynnwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and

possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2016 Metropolitan Davidson County taxes are a lien not yet due and payable. Grantors have paid their prorate part thereof to Grantees who will be responsible for the payment of said taxes when they come due and payable. 2) Matters appearing on the Plat of Royal Oaks Land Companys Subdivision of record in Instrument Number 19160519-0421102, Register's Office of Davidson County, Tennessee.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 26th day of August, 2016.

KRISTIN S. LOCKE

FRANKLIN G. LOCKE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared FRANKLIN G. LOCKE with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 26th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 11/5/2018

GAIL D. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared KRISTIN S. LOCKE with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 26th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 5/22/2017

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Six Hundred Eighty Thousand and no/100 ($1,680,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 5/22/2017

JEAN POTEETE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY