NEW OWNER:

JAMES A. LAFRENIERE
10950 S. Kimball Bridge Xing
Alpharetta, GA 30022-4406

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1400

Map & Parcel 12400014000

Space for Recorder's stamp

Bill Garrett Davidson County
DEEDWARR
Batch# 9239 3 pgs
10/06/2017 10:24:13 AM
Fees: $18.00 Taxes: $592.00
20171006-0102817

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES R. YOUNG and wife, MARIAN S. YOUNG** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES A. LAFRENIERE and PALWASHA LAFRENIERE, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 1 of the Willard W. Adams Property, as shown on the plat of the same of record in Instrument No. 20170804-0079660, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES R. YOUNG and wife, MARIAN S. YOUNG by Warranty Deed from Charlene Sue Griffin, individually and as Executrix of the Estate of Willard W. Adams, Belinda Louise Mills and Dorothy Alene Reed, dated September 5, 2017, and of record in Instrument No. 20170914-0094214, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY which has the address of **0 GRANNY WHITE LANE , HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 20170914-0094166, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of September, 2017.

JAMES R. YOUNG

MARIAN S. YOUNG

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES R. YOUNG and wife, MARIAN S. YOUNG,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of September, 2017.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of September, 2017.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018