WARRANTY DEED

DAVIDSON COUNTY, TENN. LURA K. PERRY NOTARY PUBLIC AT LARGE

EFOLKJ_99-2843

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Laura K Barbee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 99

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: 5-21-00
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Destain L. Duckert	SunTrust Bank, Nashville, N.A.	MAP 75-8-137
(NAME)	(NAME)	
649 Dutchman Drive	P.O. BOX 305110/7th Floor	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37138	Nashville, TN 37230	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lori J. Tallent Aultman and husband Lamar Aultman and Mark S. Tallent, married *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Destain L. Duckert and wife, Suzanne S. Duckert

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 124 on the Plan of Section 1, Highlands of Tulip Grove, as of record in Plat Book 4675, Page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark S. Tallent and wife, Lori J. Tallent by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Deed Book 8366, page 848, Register's Office for said County. Said Mark S. Tallent and Lori J. Tallent having since divorced. Said property being conveyed to Lori J. Tallent by divorce decree of record in Minute Book 220C, Page 2065, Register's Office for said County.

The said Lori J. Tallent having since married Lamar Aultman. The said Lamar Aultman joins in this conveyance to convey any marital or other interest he may have to said property. Lori J. Tallent and Lori J. Tallent Aultman being one and the same person.

Spouse of Mark S. Tallent has not joined in this conveyance due to the fact that she is a non-titled spouse.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4793, page 157, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

F. Lamar Aultman, Jr. and Lamar Aultman are one and the same person.

unimproved ( )
This is improved (X) property, known as 649 Dutchman Drive, Hermitage, Tennessee 37138 *
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 15th day of July, 19 99

Lori J. Tallent Aultman F. Lamar Aultman, Jr.
Lori J. Tallent Aultman

Mark S. Tallent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori J. Tallent Aultman and husband Lamar Aultman and Mark S. Tallent, married

the bargainor s, 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 Hermitage, Tennessee, this 15th day of July 19 99.

Commission expires 5-21-00

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

99 JUL 21 AM 9:29

MAIL ENV.

061190

14133

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11581 PAGE 439

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06114133

ENTER A REFERENCE

99 JUL 21 PM 5:29

CAMT	99000.00
CON TX	366.30
PRFEE	1.00
MTEE	0.00
CFEE	2.00
TOTAL	377.30
CHECK	377.30

07/21/99 01 09:33 0001 5120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493426