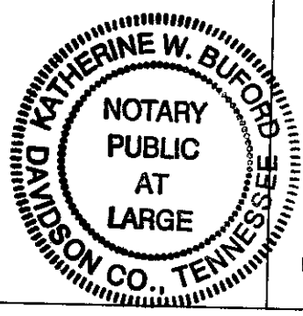
# WARRANTY DEED

473.60
13.00
486.60




STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 11 26 05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/12/02 08:54 2pgs
Fees:13.00 Taxes:473.60

20021212-0153330

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Box 58-A

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joan M. Durgin | Option One Mtg. | Map 86-08, 28.00 |
| (NAME) 1428 Autumn Knoll | (NAME) 1600 Parkwood Cir. SE Ste. 615 | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Atlanta, GA 30339 | |
| (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, J Leanne Friedli, and husband Scott Patrick Latta , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joan M. Durgin , 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. 123 on the plan of Jacksons Retreat Phase III, as shown by plat of record in Plat Book 5200, page 517 & 518, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J Leanne Friedli, unmarried by deed from Anothy D Polk and wife, Angela R Polk of record in Deed Book 11046, page 286, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 6056, page 672, Register's Office for said County.

Scott Patrick Latta joins in this conveyance to convey any and all rights he may have in this property.

unimproved ☐

This is improved ☒ property, known as 1428 Autumn Knoll, Hermitage, TN 37076

(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 my/our hand(s) this.

J Leanne Friedli

Scott Patrick Latta by J Leanne Friedli atty in fact

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named J Leanne Friedli, unmarried the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10/31/2002

My Commission Expires: 1-23-06

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 22nd Day of November, 2002, before me personally appeared Jacquelyn Leanne Friedli, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Scott Patrick Latta, and who acknowledged that she executed the same as the free act and deed of the said Scott Patrick Latta by virtue of that Power of Attorney, duly executed by the said Scott Patrick Latta and appearing of record in Book ☆, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 22nd Day November 2002.

My Commission Expires: 1-23-06

Notary ~~Public~~

**File Number2210306**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

☆ Instrument # 20021212-0153329