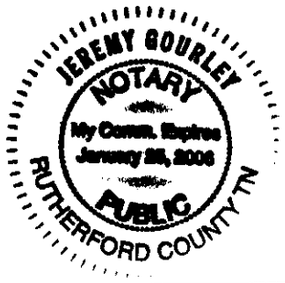
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th Aug. 2003

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/10/03 08:16 2pgs
Fees:13.00 Taxes:299.70

20030910-0131707

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| / ~~Louise Turner~~ / Laurie Ann Turner | / ~~Louise Turner~~ / Professional Mortgage Group, Inc | Map 74-04, 95.00 |
| (NAME) 8143 Bonnafair Drive | (NAME) 1535 W. Northfield Blvd., #1 | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Murfreesboro, TN 37129 | |
| (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, Richard A Duncan, An Unmarried Person , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Louise~~* Turner , 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: *Laurie Ann

BEING Lot No. 40 on the Plan of Hermitage Hills Subdivision, Section Twelve, as shown by plat of record in Plat Book 4675, page 125, 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 Richard A Duncan, An Unmarried Person by deed from Stacey Freeman Palmer, married Jerry Palmer of record in Deed Book 7402, page 669, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 8143 Bonnafair Drive, 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.

Richard A. Duncan
by Andrea Preciado ATIF

Richard A Duncan

STATE OF Tennessee
COUNTY OF Wilson

On this the 29th day of August, 2003, before me personally appeared Andrea Preciado, 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 Richard A. Duncan, and who acknowledged that she executed the same as the free act and deed of the said Richard A. Duncan by virtue of that Power of Attorney, duly executed by the said Richard A. Duncan and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at MT. Juliet Tennessee, this 29th day of August, 2003.

My Commission Expires: _____

Notary Public

JEREMY GOURLEY NOTARY PUBLIC RUTHERFORD COUNTY TN My Comm. Expires January 26, 2006

**File Number23080050**

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