WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/04 11:27 2pgs
Fees:13.00 Taxes:518.00

20040116-0006823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Carla Duffy
Affiant

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: November 25, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

h-1378

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Duffy	Carla Duffy	026-05-0107.00
(NAME)	(NAME)	
Same	204 Rivergate Parkway	
(ADDRESS)	(ADDRESS)	
	Goodlettsville, TN 37072	
(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, Dennis Bethuy and wife, Cindy Bethuy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carla Duffy and husband Steven Duffy, 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 11, Block I on the plan of Fourth Addition Roscoe Place of record in Plat Book 843, Page 74, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Along with the above is conveyed all the Grantors interest granted them pursuant to City of Goodlettsville Ordinace #76-203.

Being that same property conveyed to Dennis Bethuy and wife, Cindy Bethuy by deed dated September 30, 1998 from Charles G. West and Lettie W. Silvey n/k/a Leslie W. Nisbitts of record in Book 11162, Page 350, said Register's Office.

Deed of Correction being recorded simultaneously to correct signatures of seller on Warranty Deed of record in Book 11162, page 350, Register's Office for Davidson County, Tennessee. Deed of Correction of record in Instrument No. * 20040116-0006822, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 204 Rivergate Parkway, Goodlettsville, TN 37072

(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 hands this 13th day of January, 2003.

Dennis Bethuy

Cindy Bethuy

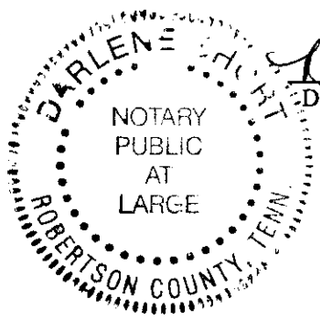
STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Bethuy and wife, Cindy Bethuy the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of January, 2004.

Commission expires: November 25, 2007



Darlene Short
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076