WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/06 14:26 2 pgs
Fees:13.00 Taxes:629.00

20060421-0046089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: November 29, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Service, Inc., 2672 Mount Juliet Road, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Duncan	Own-it Mortgage Solutions, Inc. ISAOA/ATIMA	75
(NAME) 644 Highland View Court	(NAME) 11700 Great Oaks Way	Group 11
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Alpharetta, GA 30022	Parcel 16
(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, Michael G. Weist and Melody J. Wiest, Husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Duncan, 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:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 434 on the plan of Highlands of Tulip Grove, Section 2 of record in Book 4675, page 93, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2
Land in Davidson County, Tennessee, being part of a reserved parcel situated at the southerly and of Highland View Court as shown on the Plan of Highlands of Tulip Grove, Section 2, as of record in Book 4675, page 93, Register's Office for Davidson County, Tennessee and shown on a survey entitled "Division of reserve Parcel" prepared by John D. McCormick, Land Surveyor, more Particularly described as follows:

Commencing at the point of intersection of the southwesterly margin of Highland View Court Cul de Sac with the southerly margin of Lot 16 as shown on the map of Highlands of Tulip Grove, Section 2, as of record in Book 4675, page 93, Register's Office for Davison County, Tennessee; thence S 59 degrees 29 minutes, W 77 feet with said southerly margin of Lot 16; thence N 87 degrees 27 minutes 30 seconds E, 121.0 feet to a point; thence N 17 degrees 48 minutes E 8.1feet to a point on the southerly margin of said cul de sac in a northwesterly direction 61.74 feet to the point of beginning.

Being the same property conveyed to Michael G. Wiest and wife, Melody J. Wiest by Warranty deed from Teresa V. Danise Hessler and husband, Michael J. Hessler, of record in Instrument No. 20040430-0049625, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 644 Highland View Court, 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 our hands this 24th day of February, 2006.

Michael G Weist

Melody J Wiest

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Michael G. Weist and Melody J. Weist, husband and wife the bargainor(s), with whom I am personally aquainted 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 Mount Juliet, Tennessee this 24th day of February, 2006.

Commission expires: November 25, 2006

SANDRA GOLDEN-WOODS NOTARY PUBLIC WILSON COUNTY, TENNESSEE Notary Public At Large

Sandra Golden-Woods Notary Public