WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,425.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony DeSoto	Anthony DeSoto	Map 86-7
(NAME)	(NAME)	
1100 Jacksons Valley Road	2119 Lady Clare Walk	
(ADDRESS)	(ADDRESS)	Parcel 47
Hermitage, TN 37076	Manteca, CA 95336	
(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, **Patricia Ann Flory and Paula K. Flory**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony DeSoto, a married man**, 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. 31 on the Plan of Jackson's Retreat, Phase 1, Section 2, as shown of record in Plat Book 5200, Pages 334 and 335, as amended in Book 5972, Page 96, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patricia Ann Flory and Paula K. Flory by Deed form Mark E. Hubbuch and wife, April L. Hubbuch, filed for record 05/04/98 in Record Book 10912, Page 538, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 5200, Pages 334 and 335, Register's Office of Davidson County, Tennessee, as amended in Plat Book 5972, Page 96, said Register's Office.

Subject to Charter for Homeowners Association as shown of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 5741, Page 360, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 5745, Page 294. Register's Office of Davidson County, Tennessee.

Subject to any Homeowners Association Dues that may be assessed.

unimproved ☐

This is improved ☒ property, known as 1100 Jacksons Valley Road, 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.

Davidson County DEEDWARR
Recvd: 10/02/06 15:57 2 pg
Fees:13.00 Taxes:312.38
20061002-0121973

Witness our hands this 22nd day of September, 2006.

Patrician Ann Flory
Patrician Ann Flory
Patricia Ann Flory

Paula K. Flory
Paula K. Flory

STATE OF Michigan

COUNTY OF Alpena, acting in the county of

Personally appeared before me, the undersigned, a Notary Public, Patricia Ann Flory and Paula K. Flory, the within named 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 purpose therein contained.

Witness my hand and official seal at 4:09 pm, Friday, this 22nd day of September, 2006.

Commission expires: 04-09-2012

Linda L. LaFleche
Notary Public