WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/07 15:39 2 pgs
Fees:13.00 Taxes:832.50

20070329-0037815

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/12/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20070077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Duckwiler	First Freedom Bank	Map 098-09, Group A, Parcel 34.00
(NAME)	(NAME)	
5512 Regatta Boulevard	PO Box 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37088	
(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, Joe Wilbanks and wife Theresa A. Theresa A. Wilbanks (formerly known as Theresa A. Detwiler), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Duckwiler and wife, Nancy Duckwiler, 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. 215 on the Plan of Phase One, Lake Shore, as shown by plat of record in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joe Wilbanks, unmarried, and Theresa A. Detwiler, unmarried, joint tenants with right of survivorship, by Warranty Deed dated August 21, 2003 from Mark E. Peterson, a married person, of record in Instrument Number 20031114-0166473, Register's Office for 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 5512 Regatta Boulevard, 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 23rd day of March, 2007.

Joe Wilbanks by T. A. Wilbanks Attorney in fact

Joe Wilbanks

T. A. Wilbanks formerly known as

Theresa A. Wilbanks (formerly known as Theresa A. Detwiler)

T. A. Wilbanks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa A. Wilbanks (formerly known as Theresa A. Detwiler) 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 Brentwood, Tennessee this 23rd day of March, 2007.

Commission expires: 1-16-08

Susan B. Mott State of Tennessee Notary Public Williamson, County

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Theresa A. Wilbanks (formerly known as Theresa A. Detwiler), known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Joe Wilbanks, and acknowledged that she execute the same by Power of Attorney, as the free act and deed of said Joe Wilbanks. Witness my hand and Notarial Seal this 23rd day of March, 2007.

Notary Public

My Commission Expires: 1-16-08

Susan B. Mott State of Tennessee Notary Public Williamson, County

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RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027