WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090035436 DEEDWARR
Recvd: 05/29/09 11:58 2 pgs
Fees:13.00 Taxes:582.01
20090529-0049468

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.
(AFFIX SEAL)

DELAINA D. THOMPSON 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
Ronald E. Blevins and wife, Catherine S. Blevins	Dover Mortgage Company	MAP 075-11-0
(NAME)	(NAME)	
644 Highland View Court	711 E. Morehead Street	
(ADDRESS)	(ADDRESS)	PARCEL 016.00
Hermitage, TN 37076	Charlotte, NC 28202	
(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, Robert Duncan, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Blevins and wife, Catherine S. Blevins, 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
Being Lot No. 434 on the Plan of Highlands of Tulip Grove, Section 2, as shown of record in Plat Book 4675, Page 93, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Robert Duncan by Warranty Deed dated 02/24/2006 from Michael G. Weist and Melody J. Weist, Husband and wife filed of record in Instrument No. 20060421-0046089, Register's Office of Davidson County, Tennessee, and by Final Decree of Divorce as filed in the Fourth Circuit Court for Davidson County, Tennessee on May 27, 2009, Docket No. 09D-591 and same filed for record as Instrument No. 20090528-0048922, said Register's Office.

Robert Duncan and Robert E. Duncan and Robert Earl Duncan are one and the same person.

Subject to all matters as shown on plat of record in Plat Book 4675, Page 93, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 4880, Page 375, Register's Office of 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 my hand this 28th day of May, 2009.

Robert Duncan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Robert Duncan, 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 executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 28th day of May, 2009.

Commission expires: May 3, 2010

Delaina D. Thompson Notary Public

