File No. 290900095

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

BILL GARRETT, Davidson County
Trans:T20090065030 DEEDWARR
Recvd: 09/23/09 14:18 2 pgs
Fees:13.00 Taxes:518.00
20090923-0088605

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorna Patrick	Numerica Mortgage, LLC	06513012200
(NAME)	(NAME)	
4940 Kilimanjaro Drive	615 Lynnhaven Parkway	
Old Hickory, TN 37138	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Mary A. Thomas -DuBois, and Douglas R. DuBois, Wife and Husbandf, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Lorna Patrick, a married woman hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Knollview, as of record in Plat Book 6900, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary A. Thomas, unmarried by Deed dated September 14, 2000 from Melinda Kay Gregory, unmarried of record in Instrument No. 20000921-0093952, Register's Office for said County. The said Mary A. Thomas having since married and now known as Mary A. Dubois.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 71, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6931, Page 283, Register's Office of said County.

Said Douglas R. DuBois joins in this Deed of Trust for the purpose of conveying and waiving any and all right, title and interest, if any, he may have in and to the said property. The said Douglas R. DuBois having no personal liability in connection with the loan to which reference is made herein.

Mary A. Thomas, Mary A. DuBois and Mary A. Thomas-DuBois being one in the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4940 Kilimanjaro Drive, Old Hickory, TN 37138
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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/our hands this 18th day of September, 2009.

Mary A Thomas DuBois

Mary A. Thomas -DuBois

Douglas R. DuBois

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mary A. Thomas -DuBois and Douglas r. DuBois the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of September, 2009.

Commission expires: 11.28.09

Tracey Trumphour

Notary Public

File Number: 290900095

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN