WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110071384 DEEDWARR
Recvd: 11/10/11 16:19 2 pgs
Fees:13.00 Taxes:503.20
20111110-0088274

WILLIAMSON COUNTY BRENDA R. C... STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **9th** day of **November, 2011.**

Brenda R. Coleman
Notary Public

MY COMMISSION EXPIRES: 3/8/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Lackey	Ark-La-Tex Financial Services, LLC	151090A20300CO
(NAME)	(NAME) dba Benchmark Home Loans	
4433 Benchmark Drive	5160 Tennyson Pkwy, S-200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Plano TX 75024	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Duane J. Reuter and Richard Davis Peterson, both unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Katie Lackey, married**, hereinafter called the Grantee, 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. 203 on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 & 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Duane J. Reuter and Richard Davis Peterson as tenants in common with right of survivorship, dated September 22, 1997 and filed of record on September 25, 1997 in Book 10621, page 844, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 4433 Benchmark Drive, Antioch, TN 37013

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, 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 our hands this **9th** day of **November, 2011.**

Duane J. Reuter

Richard Davis Peterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Duane J. Reuter and Richard Davis Peterson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **9th** day of **November, 2011.**

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY