WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **December, 2012**

Notary Public

MY COMMISSION EXPIRES: 4-20-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Durbin and Brittany Durbin	**FirstBank**	087010A05900CO
(NAME)	(NAME)	
4257 Chesney Glen Dr	**3500 Blue Lake Dr, Ste325**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Birmingham, AL 35243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Corey Hertel**, and wife Candace Hertel hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brittany L. Durbin and Mark A. Durbin, *** 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:

***wife and husband**

Land in Davidson County, Tennessee, Lot 110, Section 1A, Chesney Glen Subdivision, as shown on Plat of record in Plat Book 9700, page 288, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Corey Hertel by deed from Fannie Mae a/k/a Federal National Mortgage Association dated January 27, 2012 of record in Instrument No. 20120202-0009385, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed filed 9/29/11 of record in Instrument No. 201109290075437, said Register's Office.

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 4257 Chesney Glen Dr, Hermitage, TN 37076

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, has 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.

BILL GARRETT, Davidson County
Trans:T20130000244 DEEDWARR
Recvd: 01/02/13 11:34 2 pgs
Fees:13.00 Taxes:493.95

20130102-0000312

Witness our hands this **28th** day of **December, 2012**

Corey Hertel by Vicki Hertel, attorney in fact

Candace Hertel by Vicki Hertel, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Vicki Hertel, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Corey Hertel and Candace Hertel, and who acknowledged that she executed the same as the free act and deed of the said Cory Hertel and Candace Herel, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office. * 20130102 0000311

Witness my hand and official seal, this **28th** day of **December, 2012**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY