BILL GARRETT, Davidson County
Trans:T20130002886 DEEDWARR
Recvd: 01/10/13 14:21 2 pgs
Fees:13.00 Taxes:565.73
20130110-0003420

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF Dec., 2012.

Notary Public
MY COMMISSION EXPIRES: 7-19-16

DAVID KIMBROUGH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
PANDORA DUFFER	New Owner	064-11-O-A/046.00
(NAME)	(NAME)	
709 N. CHESTNUT COURT		
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, CRYSTAL GALE STOKLASA, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PANDORA DUFFER, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 46 ON THE PLAN OF CALEB CHASE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 6250, PAGES 821 AND 822, 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 CRYSTAL GALE STOKLASA BY WARRANTY DEED FROM MICHAEL W. LAMPLEY, RECORDED ON AUGUST 22, 2005 IN INSTRUMENT NO. 20050822-0099883, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 709 N. CHESTNUT COURT, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 28th day of Dec, 2012.

Crystal Gale Stoklasa

CRYSTAL GALE STOKLASA

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CRYSTAL GALE STOKLASA, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 28th day of Dec., 2012.

NOTARY PUBLIC
My commission expires: 7-19-16

