BILL GARRETT, Davidson County
Trans:T20130061176 DEEDWARR
Recvd: 07/18/13 09:32 2 pgs
Fees:13.00 Taxes:924.63
20130718-0074196

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1390

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Triplett Kimberly Triplett 329 Compass ~~Place~~ Point Hermitage, TN 37076	New Owner	076-09-0A-026.00 CO

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $249,900.00

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2013.

Notary Public

My Commission Expires: 6/15/14
(Affix Seal)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Douglas Lavette, now an unmarried individual and Lissa J. DeScalzo, an unmarried individual, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Kimberly Triplett and Michael Triplett, wife and husband ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 26, CHANDLER GROVE, as shown on plat of record in Plat Book 7900, Page 802 and Plat Book 9942, Page 837, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Monte G. Elkins and Karen C. Elkins, husband and wife to Douglas Lavette, a married man and Lissa J. DeScalzo, an unmarried woman as recorded on the 16th day of September, 2011 in Instrument No. 20110916-0072166 and Warranty Deed from Zaring Homes, Inc. to Monte G. Elkins and Karen C. Elkins as recorded on the 26th day of November, 1996 in Deed Book 10272, Page 358, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **329 Compass ~~Place~~ Point, Hermitage, TN 37076**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **July, 2013.**

GRANTOR(S)

Douglas Lavette

Lissa J. DeScalzo

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Douglas Lavette and Lissa J. DeScalzo** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **15th** day of **July, 2013.**

Notary Public

My Commission Expires:
6-1-2015

DEBORAH L. BIGGS
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015