WARRANTY DEED

File #13073434



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2013.

Angela D. Batson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 1-6-2014

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Kay Duvall and David E Duvall and Angela K Duvall	Franklin American Mtg. Co.	084-11-0-195.00
(NAME)	(NAME)	
2318 Maplecrest DR	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS) Suite 400	
Nashville TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Benjamin C Minnix, Married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Kay Duvall, Unmarried and David E Duvall and Angela K Duvall, Husband and Wife, as joint tenants with right of survivorship,** 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:

Being Lot No. 180, on the plan of Maplecrest, as the same appears of record in Plat Book 1835, Page 27-28, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Benjamin C. Minnix, Unmarried by deed from Cheryl Ditzler, Unmarried, dated 03/18/2005, of record in Instrument No. 20050324-0032184 , said Register's Office. The said Benjamin C. Minnix having since married.

****Angela Minnix, spouse of Grantor joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.**

This conveyance is subject to: Taxes for the year 2013, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 1835, Page 27-28, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2318 Maplecrest, Nashville,TN,37214
(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 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, 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 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:T20130076442 DEEDWARR
Recvd: 09/04/13 12:57 2 pgs
Fees:13.00 Taxes:424.76
20130904-0093162

Witness our hands this 23rd day of August, 2013.

Angela Minnix

STATE OF KENTUCKY
COUNTY OF Barren

Before me, the undersigned Notary Public, personally appeared Angela Minnix , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of August, 2013.

Commission expires: 4/26/16
257576

Notary Public

Benjamin C Minnix

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Benjamin C Minnix , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of August, 2013.

Commission expires: 5/8/17

BETH ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130