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

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Emily Dugre
4728 Cape Hope Pass
Hermitage, TN 37076

MORTGAGEE
F+M Bank
50 Franklin St.
Clarksville, TN 37040

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 098-13-0-A
PARCEL 068.00 CO

BILL GARRETT, Davidson County
Trans:T20130086214 DEEDWARR
Recvd: 10/04/13 15:00 2 pgs
Fees:13.00 Taxes:814.00
20131004-0104742

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Lisa K. Williams, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emily Dugre and wife, Brian Dugre, wife and husband,** 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:

Land in the Second Civil District of Davidson County, Tennessee, and being Lot No. 68 on the Plan of New Hope Point, Phase One, Section Two, as of record in Book 9700, Page 431, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa K. Williams, an unmarried woman, by Warranty Deed from D.R. Horton, Inc. DBA Torrey Homes, dated January 14, 2000 and filed of record in Instrument No. 20000120-0006912, Register's Office for Davidson County, Tennessee.

This is not the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10290, Page 1, and re-recorded in Instrument No. 20000628-0064247; and in Book 10537, Page 110; Charter of record in Instrument No. 20000607-0056879; Quitclaim Deed for Common Area of record in Instrument No. 20000607-0056880; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 9700, Page 431, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4728 Cape Hope Pass 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, 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.

Witness our hands this 2nd day of October, 2013.

Lisa K. Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lisa K. Williams, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of October, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $220,000.00.

Lonnie Buchanan
AFFIANT

Subscribed and sworn to before me this 2nd day of October, 2013.

Lisa Sheppard
NOTARY PUBLIC

My Commission Expires:

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2017

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