BILL GARRETT, Davidson County
Trans:T20130090716 DEEDWARR
Recvd: 10/22/13 10:54 2 pgs
Fees:13.00 Taxes:194.03
20131022-0110050

Prepared by: ↑ RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $52,440.72

Affiant

Subscribed and sworn to before me, this 16th day of October, 2013.

Notary Public
My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1309-48701

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristi Duke 508 East Bend Drive Nashville TN 37209	New Owner	091-13-0 073.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Trish Kerwin Wilson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristi Duke, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 8 BIRD, on the Plan of Crolywood Subdivision, Section II, of record in Plat Book 1130, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Kerwin and wife, Trish Nicole Kerwin by deed from Anne D. Waters dated March 20, 2001 of record March 22, 2001 of record in Instrument No. 20010322-0027719, said Register's Office.

Being further conveyed to Trish Nichole Kerwin by Quitclaim Deed from Michael J. Kerwin dated May 9, 2008 recorded September 18, 2008 of record in Instrument No. 20080918-0095347, said Register's Office.

Trish Nicole Kerwin and Trish Nichole Kerwin and Trish Kerwin Wilson are one and the same person.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The property may not be sold within 30 days of the date of this deed. The property may not be sold for more than $62,928.86 within 90 days of the date of this deed.

This property is improved property known as 508 East Bend Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of October, 2013.

Trish Kerwin Wilson

Trish Kerwin Wilson

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Trish Kerwin Wilson and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 16th day of October, 2013.

State of Tennessee at Large

My Commission expires 6/29/16

ARIC D. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN