Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner (MB)
The actual consideration or value, whichever is greater, for this transfer is $173,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2013.

Notary Public
My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

06-1309-75323

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony Duran	Primary Residential Mtg.	006-00-0-082.00
3450 Greer Road & vacant lot	1480 North 2200 West	
Goodlettsville TN 37072-9487	Salt Lake City, UT 84116	

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, Connie K Garrett and husband, Jeremy G. Garrett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony J. Duran and wife, Laura Duran, 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:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Connie K Garrett and husband, Jeremy G. Garrett by deed from Richard A. Foreman and wife, Linda S. Foreman, dated August 25, 2004, recorded August 27, 2004, of record in Instrument No. 20040827-0103831, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 3450 Greer Road & vacant lot, Goodlettsville, TN 37072-9487

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.

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:T20140002458 DEEDWARR
Recvd: 01/13/14 10:15 3 pgs
Fees:18.00 Taxes:640.10
20140113-0003103

WITNESS my hand this 22nd day of November, 2013.

Connie K Garrett

Jeremy G. Garrett

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy G. Garrett, 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 Mt. Juliet, TN, this 15th day of November, 2013.

Notary Public
State of Tennessee at Large

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission expires 9.12.17

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Connie K Garrett, 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 Mt. Juliet, TN, this 22nd day of November, 2013.

Notary Public
State of Tennessee at Large

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

My Commission expires
12-27-15

EXHIBIT A

TRACT NO. 1:

Beginning at an iron pin on the southerly margin of Greer Road and being the northwesterly corner of a tract belonging to Bob Fisher; thence south 21 degrees 14 minutes east, 360.30 feet to a stake; thence north 68 degrees 40 minutes west 430 feet to a stake; thence north 3 degrees 33 minutes east 160 feet to a stake in the southerly margin of Greer Road, thence with the margin of said road north 75 degrees 81 minutes east 185 feet to the beginning, containing 1.82 acres, more or less.

TRACT 2:

Beginning at an iron pin on the easterly margin of Greer Road; thence along said margin north 1 degrees 00 minutes west, 80.0 feet to a point; thence north 25 degrees 00 minutes east, 91.0 feet to a point; thence north 58 degrees 00 minutes east 107.00 feet to an iron pin; thence south 10 degrees 00 minutes west 230.0 feet to an iron pin; thence north 85 degrees 14 west 88.16 feet to an iron pin on the easterly margin of Greer Road, the point of beginning, containing 0.41 acre, more or less, according to a survey which is unrecorded by Donald R. Carver, LIC. No. 271, dated November 5, 1979.