BILL GARRETT, Davidson County
Trans:T20140015830 DEEDWARR
Recvd: 03/07/14 14:35 2 pgs
Fees:13.00 Taxes:610.50
20140307-0019506

WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 6-17-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Duke	New Owner	173090A53200CO
(NAME)	(NAME)	
9038 Rigden Mill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Katie L. Burell, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Casey Duke, single woman**, hereinafter called the Grantee, her heirs 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. 429 on the plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

BEING the same property conveyed to Katie L. Burell by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated November 17, 2006, of record in Instrument No. 20061205-0149645, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 9038 Rigden Mill Drive, Nashville, TN 37211

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, has 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 **28th** day of **February, 2014**

Katie L Burell by Diane Crawford Attorney-in-Fact

Katie L. Burell by Diane Crawford her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Katie L. Burell, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20140307001950S, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Katie L. Burell, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 28th day of February, 2014.

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My Commission Expires: