BILL GARRETT, Davidson County
Trans:T20140025418 DEEDWARR
Recvd: 04/15/14 11:13 3 pgs
Fees:18.00 Taxes:388.50
20140415-0031392

This instrument prepared by:
Chris Mooser
Attorney at Law
100 Mallard Creek Road, Suite 400
Louisville, Kentucky 40207
(502)315-1686

File No.: **4022-144914**

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th **day of April, 2014**, by and between **James P. Hume and wife, Gretchen M. Hume**, party of the first part, and **Paulette Triplett, a married woman**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

BEING Lot No. 44, Brittany Park Subdivision, Phase I-B, a Planned Unit Development, of record in Plat Book 9700, page 610, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot; and

BEING the same property conveyed to James P. Hume and wife, Gretchen M. Hume, by Deed dated July 31, 2001 and recorded August 2, 2001, of record in Instrument No. 20010802-0082567, in the Office of the Register of Deeds of Davidson County, Tennessee.

Being the same property conveyed to party of the first part, herein shown in:
Book, Page No.: or Instrument No.: **20010802-0082567** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **162120A04400CO**

X Improved OR
Unimproved property located at: **1045 Brittany Park Drive, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

James P. Hume

Gretchen M. Hume

STATE OF **IN**

COUNTY OF **HENDRICKS**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James P. Hume and wife, Gretchen M. Hume** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this 4 **day of April, 2014.**

Notary Public

My Commission Expires: 07-25-2018

OFFICIAL SEAL
STEVEN J. POLLARD
NOTARY PUBLIC - INDIANA
HENDRICKS COUNTY
My Comm. Expires July 25, 2018

****

Owner's Name: **Paulette Triplett**

and Address: **1045 Brittany Park Drive**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Cross County Mortgage
6850 Miller Road
Brecksville, OH 44141

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$105,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

JH

Affiant

Subscribed and sworn to before me this 4 **day of April, 2014.**

Notary Public

My Commission Expires: 07-25-2018

OFFICIAL SEAL
STEVEN J. POLLARD
NOTARY PUBLIC - INDIANA
HENDRICKS COUNTY
My Comm. Expires July 25, 2018

Deed Prepared By:
Mooser & Associates, LLC

Chris J. Mooser, Attorney
100 Mallard Creek Road, Suite 400
Louisville, KY 40207