BILL GARRETT, Davidson County
Trans:T20140038808 DEEDWARR
Recvd: 06/03/14 13:17 2 pgs
Fees:13.00 Taxes:699.30
20140603-0047913

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Sharon A. Duffy et al
525 Albany Dr.
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wolfe Financial, Inc.
191 H NC Highway 42 N
Asheboro, NC 27203

Map/Parcel

075-03-060

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **William Jeffrey Gooch, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sharon A. Duffy and Patrick P. Duffy, both single persons, a one-half (½) undivided interest each as joint tenants with right of survivorship and not as tenants in common**, 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 Davidson County, Tennessee, being Lot No. 165 on the Plan of Tulip Grove Subdivision, Section 3, as shown by plat and survey of record in Plat Book 3700, page 146, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Jeffrey Gooch by warranty deed dated October 31, 2007, from Tina Wyatt, Joseph Patti, and Angela E. Holderfield, being all the heirs-at-law of Frank R. Patti, aka Francesco R. Patti, of record in Instrument #20071113-0132909, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **525 Albany Dr., Hermitage, Tennessee 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, GRANTOR does covenants with the said GRANTEES that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **27th** day of **May, 2014.**

William Jeffrey Gooch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William Jeffrey Gooch, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of May, 2014.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $189,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 11/5/2016
File #14-034

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY