BILL GARRETT, Davidson County
Trans:T20140041114 DEEDWARR
Recvd: 06/11/14 11:25 3 pgs
Fees:18.00 Taxes:314.50

20140611-0050747

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Brenda L. Lehman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~March 8, 2015.~~ 3/14/14

(AFFIX SEAL)

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley LaBarge	Peoples Home Equity, Inc.	16400009600
(NAME)	(NAME)	
3766 Pin Hook Road	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BERNICE N. DUVALL AKA BERNICE NORRIS DUVALL, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ASHLEY LABARGE, AN UNMARRIED PERSON AND JOSHUA LABARGE, MARRIED,

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 the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, and described according to a survey made April 10, 1956, by George W. Watkins, Surveyor, as follows:

Beginning at a stake, hickory pointer in the center of the Old Pin Hook Road, the Southwest corner of the Seat Lands; thence North 4 deg. 30' East 630 feet to an iron pin; thence North 89 deg. 45' East 210 feet to an iron pin; thence South 4 deg. 30' West 605 feet, more or less to the center of said road; thence South 77 deg. 35' West 84 feet; thence South 86 deg. 35' West 126 feet to the point of beginning.

Being the same property conveyed to conveyed to Bernice N. Duvall by Quitclaim Deed from Timothy Shawn Creel and wife, Kelly K. Creel recorded on January 8, 2009, of record in Instrument No. 20090108-0002093, Register's Office for Davidson County, Tennessee. Bernice N. Duvall and Bernice Norris Duvall are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3766 Pin Hook Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BND
G.P.D

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, have 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 my/our hand(s) this 23rd day of May, 2014.

Bernice Norris Duvall
Bernice N. Duvall by her attorney in fact

Bernice N. Duvall aka Bernice Norris Duvall by her attorney in fact Glyn Douglas Duvall Glyn Douglas Duvall

STATE OF TENNESSEE
County of WILLIAMSON

Before me, a Notary Public of said State and County aforesaid personally appeared Glyn Douglas Duvall, 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 Bernice N. Duvall aka Bernice Norris Duvall, as her lawful Attorney-In-Fact, and that he executed same as the free act and deed of the said Bernice N. Duvall aka Bernice Norris Duvall as her lawful Attorney-In-Fact.

Brenda R Lehman
Brenda R. Lehman, Notary Public

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/8/2015

Commonly known as: 3766 Pin Hook Road, Antioch, TN 37013

Map & Parcel 16400009600

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Glyn Douglas Duvall, who made oath as follows:

1. That by appointments dated January 24, 2009, which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this Warranty Deed, was appointed as attorney-in-fact for Bernice Norris Duvall, ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Warranty Deed in their behalf to which this affidavit is attached and any other documents, and further that he has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 23rd day of May, 2014.

Glyn Douglas Duvall

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Glyn Douglas Duvall, whose name is signed to the foregoing writing bearing date of May 23, 2014, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 23rd day of May, 2014.

Notary Public

My commission expires: 03/08/2015

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY