BILL GARRETT, Davidson County
Trans:T20140057070 DEEDWARR
Recvd: 08/05/14 13:51 2 pgs
Fees:13.00 Taxes:462.13
20140805-0070288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 124,900.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2014.

Notary Public

My commission expires: _____

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DAVID C. BURKE **ANDREA TURNER**	New Owner	**09113018400**
432 WESTBORO DR		
NASHVILLE, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

DARYL A. DUFFY AND SPOUSE, ASHLEY R. DUFFY

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

DAVID C. BURKE and ANDREA TURNER, HUSBAND AND WIFE

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. 16 on the map of Section One, Westboro Subdivision of record in Book 1424, page 18, Register's Office for said County.

Said Lot No. 16 fronts 75 feet on the broken northeasterly margin of Westboro Drive and extends back 200.5 feet on the southerly line and 199.7 feet on the northerly line to a dead line in the rear, measuring 75 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO DARYL A. DUFFY AND SPOUSE, ASHLEY R. DUFFY, BY WARRANTY DEED FROM TONIE K. DUFFY, UNMARRIED, DATED 10/30/2008 AND RECORDED ON 11/03/2008 IN INSTRUMENT NUMBER 20081103-0109219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 432 WESTBORO DR, NASHVILLE, TN 37209.

DD DD

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 in 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 24th day of July, 2014.

DARYL A. DUFFY

ASHLEY R. DUFFY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DARYL A. DUFFY and ASHLEY R. DUFFY, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2014.

Notary Public

My Commission Expires: 3-01-16