NEW OWNER:

Michelle A. Durham
139 Bonnafield Drive
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

Churchill Mortgage
761 Old Hickory Blvd. #400
Brentwood, TN 37027

FILE NO: 14-0605

Map 074 Group 04-0 Parcel 004.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140058925 DEEDWARR
Recvd: 08/12/14 09:37 2 pgs
Fees:13.00 Taxes:483.96
20140812-0072528

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty Thousand Eight Hundred and 00/100 Dollars ($130,800.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL TY PRYOR, UNMARRIED** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MICHELLE A. DURHAM AND EDWARD E. DURHAM, HUSBAND AND WIFE** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 911, on the plan of Hermitage Hills, Section Eight, of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Ty Pryor, unmarried, by Warranty Deed from Stephen E. Derrick and wife Angela K. Derrick, dated June 23, 1998, and of record in Book 10991, Page 176, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 139 Bonnafield Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8 day of **August, 2014.**

Michael Ty Pryor
MICHAEL TY PRYOR

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MICHAEL TY PRYOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 8 day of **August, 2014.**

NATHAN M. TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $ **130,800.00** .

AFFIANT

Sworn to and subscribed to before me 8th day of **August, 2014.**

NOTARY PUBLIC

My commission expires: 7-30-17

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017