WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074083 DEEDWARR
Recvd: 10/02/14 08:53 2 pgs
Fees:13.00 Taxes:403.30
20141002-0090888

State of Tennessee
County of ~~Rutherford~~ DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2014

Notary Public

MY COMMISSION EXPIRES: ~~March 10, 2015~~ 2-25-2015

(AFFIX SEAL)

KAREN S. RAINEY
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lorie Duncan	Access National Mtg	075-07-0-233.00
(NAME)	(NAME)	
537 Highland View Drive	1800 Robert Fulton Dr, St 350	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marcia S. Smith, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lorie Duncan, single woman,** 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:

BEING all of Lot No. 112 of Addition to Rachel's Square, according to plat and survey of record in Plat Book 6250, page 80, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description.

BEING the same property conveyed to Marcia S Smith, a single person by Warranty deed dated June 14, 1991 from Charles Kent Eastment, of record in Deed Book 8376, page 221, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 537 Highland View Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 26th day of September, 2014.

Marcia S. Smith

State of Tennessee
County of Rutherford

Personally appeared before me Marcia S. Smith, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of September, 2014.

Notary Public Kristin L. Brown
My Commission Expires: March 10, 2015

File No.: 20464

