WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF Wilson

JCI

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$165,000.00~~ $170,500.00

JoAnn B Suemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jenna L. Pugh	US BANK HOME MORTGAGE	087010A00600CO
(NAME)	(NAME)	
4228 Chesney Glen Drive	7601 Penn Avenue Ste A1	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140074632 DEEDWARR
Recvd: 10/03/14 09:39 2 pgs
Fees:13.00 Taxes:630.85
20141003-0091530

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Valerie D. Dukes, a married woman and Husband Brad Dukes**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jenna L. Pugh William B. Haney**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 6, Section 1A, Chesney Glen, R15 Residential P.U.D., plat of record in Book 9700, Page 288, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Valerie D. Dukes, a married person by Warranty Deed dated 02/09/2007 from Roosevelt Sullivan, Jr., Unmarried of record in Instrument 200702130018376, Register's Office for Davidson County, Tennessee.

The said Brad Dukes joins in this conveyance to waive any and all rights he has in said property.

All matters as set forth per plat of record in Book 9700, Page 288, said Register's Office.

Declaration of Restrictive Covenants of record in Book 10278, Page 279, as amended of record in Book 10449, Page 215, as amended of record in Book 10449, Page 217, as amended of record in Book 10640, Page 944, said Register's Office.

Charter of record in Book 10290, Page 256, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 10420, Page 356 and Book 11577, Page 623, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4228 Chesney Glen Drive, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 24th day of September, 2014.

Valerie D. Dukes

Brad Dukes

State of Tennessee
County of Wilson

Personally appeared before me Valerie D. Dukes and Brad Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of September, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122