BILL GARRETT, Davidson County
Trans:T20140075147 DEEDWARR
Recvd: 10/06/14 09:17 2 pgs
Fees:13.00 Taxes:476.93
20141006-0092140

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1397

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charmaine Duncan a/k/a Charmaine Saxon 515 Upsall Drive Antioch, TN 37013	First Bank 3500 Blue Lake Dr.,#325 Birmingham, AL 35243	163-11-0C-028.00 CO

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $128,900.00

Affiant

Subscribed and sworn to before me, this the 30 day of Sept, 2014.

Notary Public

My Commission Expires: 2.8.16
(Affix Seal)

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Daniel E. Wright and Betty J. Wright, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Charmaine Duncan a/k/a Charmaine Saxon, a single woman, ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 28, SECTION 5, REVISED BELL FORGE VILLAGE III, as shown on plat of record in Plat Book 6900, Page 632, corrected in Book 7524, Page 552 and amended in Book 7809, Page 936, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel E. Wright and wife Betty J. Wright by Warranty Deed from Linda F. Briggs, unmarried, recorded on the 19th day of October, 2006 in Instrument No. 20061019-0129997, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **515 Upsall Drive, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 WHEREOF, Grantor has executed this instrument on this 24TH day of **September, 2014.**

GRANTOR(S)

Daniel E. Wright

Daniel E. Wright

Betty J. Wright

Betty J. Wright

STATE OF KENTUCKY
COUNTY OF Boone

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Daniel E. Wright and Betty J. Wright** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 24TH day of **September, 2014.**

COMMONWEALTH OF KENTUCKY
UNITED WE STAND
DIVIDED WE FALL

RAYMOND E. HUNT
Notary Public, Kentucky
State At Large
My Commission Expires
May 3, 2016

464454

Notary Public
My Commission Expires: May 3, 2016