WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of October, 2014

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140084196 DEEDWARR
Recvd: 11/07/14 09:52 2 pgs
Fees:13.00 Taxes:603.10
20141107-0102921

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dil B. Dura and Goma M. Dura		141 06 0A 033.00
(NAME) 706 Dove Valley Court	(NAME) Same address	
(ADDRESS) Nashville 37221	(ADDRESS) as new owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Three Thousand And No/100 Dollars ($163,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tammy Jarrett**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dil** : **Dura and Goma M. Dura**,* 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:

*husband and wife

Land in Davidson County, Tennessee, being Lot No. 86 on the plan of Revised Section One, Poplar Ridge, of record in Book 7900, Page 206, as corrected in Book 8292, Page 973, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.
Being the same premises conveyed to Tammy E. Jarrett unmarried by Warranty Deed from Kimberly D. Sullivan, unmarried dated February 23, 2007 and recorded February 28, 2007 in Instrument No. 20070228-0024393, in said Register's Office for Davidson County, Tennessee.
Being the same premises conveyed to Blue Sky Enterprises, LLC by Quitclaim Deed from Tammy E. Jarrett dated May 13, 2010 and recorded May 19, 2010 in Instrument No. 20100519-0038501, in said Register's Office for Davidson County, Tennessee.
Further being the same premises conveyed to Tammy E. Jarrett by Quitclaim Deed from Blue Sky Enterprises, LLC, by these presents dated May 17, 2011 and recorded in June 6, 2011 in Instrument No. 20110606-0042945, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 706 Dove Valley Court, Nashville, TN 37221

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, has 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 our hands this 15th day of October, 2014.

Tammy Jarrett by Chris Cantrell, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Chris Cantrell , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tammy Jarrett, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Tammy Jarrett, for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2014.

Notary Public

My Commission Expires:

(SEAL)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015

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