WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(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
Patricia L Delaney	Patricia L Delaney	06404005900
(NAME)	(NAME)	
4618 Woodview Circle	4618 Woodview Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140085285 DEEDWARR
Recvd: 11/12/14 13:00 2 pgs
Fees: 13.00 Taxes: 277.50
20141112-0104303

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, **Frances J. Haworth Duncan, formerly known as, Frances J. Haworth and Bobby G. Duncan, wife and husband** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Patricia L. Delaney, married**, hereinafter called the GRANTEE(S), her 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. 36A, on the plan of Zone Lot Division, Lot 36, Lake Country, and as shown on revised plat of record in Plan Book 5800, Page 386, which amends plat of record in Plat Book 5200, Page 493, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leroy G. Haworth and wife, Frances J. Haworth by Warranty Deed from Robert F. McGraw and wife, Leah G. McGraw, of record in Book 9424, Page 659, Register's Office for Davidson County, Tennessee. The said Leroy G. Haworth having since died on May 28, 2010 leaving Frances J. Haworth, as the surviving tenant by the entirety.

Subject to all matters as set forth per Book 5200, Page 493, Book 5800, Page 344; Restrictive Covenants of record in Book 6095, Page 656; Restrictive Covenants of record in Book 6207, Page 276 and Charter of record in Book 7289, Page 990, said Register's Office.

Bobby G. Duncan, spouse of Frances J. Haworth Duncan, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he may have in said property, including but not limited to the marital interest.

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 4618 Woodview Circle, Old Hickory, TN 37138

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 my hand this 31st day of October, 2014.

Frances J Haworth Duncan

Bobby G. Duncan

State of Tennessee
County of Wilson

Personally appeared before me Frances J Haworth Duncan, 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 31st day of October, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me Bobby G. Duncan, 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 31st day of October, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY