Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

15-1-049

BILL GARRETT, Davidson County
Trans:T20150016027 DEEDWARR
Recvd: 03/04/15 13:56 2 pgs
Fees:13.00 Taxes:773.30
20150304-0019034

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of February, 2015 by and between Patricia M. Hendrix, hereinafter referred to as GRANTOR, and Roger Duffy and Janice Duffy, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 602 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Plat Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Patricia M. Hendrix by Quitclaim Deed from Phillip Robinson, Trustee, dated February 21, 1991, recorded March 25, 1991, of record in Book 8315, page 385, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to James W. Hmielewski and wife, Patricia H. Hmielewski by Warranty Deed from Ann Curet, unmarried, dated May 31, 1989, recorded June 6, 1989, of record in Book 7857, page 585, Register's Office for Davidson County, Tennessee.

This is[x]improved[]unimproved property known as: 769 Goodpasture Terrace, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Patricia M. Hendrix
by Brenda K. Akin attorney in fact

Patricia M. Hendrix
by Brenda K. Akin attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of February, 2015 before me personally appeared Brenda K. Akin, 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 Patricia M. Hendrix, and acknowledged that he/she executed the same as the free act and deed of said Patricia M. Hendrix.

Witness my hand, at office, this 27th day of February, 2015.

Notary Public

My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:

Name and Address of Property Owner:
Roger Duffy
8020 Meadow View Drive,
Nashville, TN 37221

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive Ste 400
Franklin TN 37067

Map & Parcel 15602010200

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $209,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of February, 2015.

Notary Public

My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:

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