BILL GARRETT, Davidson County
Trans:T20150054989 DEEDWARR
Recvd: 07/08/15 10:08 2 pgs
Fees:13.00 Taxes:784.40
20150708-0066066

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Amanda & Dale Willoughby
517 Albany Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Reliance First Capital. LLC
201 Old Country Rd., Ste. 205
Melville, NY 11747

MAP/PARCEL 075-03-0-059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Samuel Douthit, an unmarried man,** has this day bargained and sold, and does hereby transfer and convey unto **Amanda Willoughby and Dale Willoughby, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Section Three Tulip Grove of record in Plat Book 3700, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel Douthit, an individual by Cash deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20060808-0097110 Register's Office for Davidson County, Tennessee, dated July 27, 2006 and recorded on August 08, 2006.

This is improved property known as: **517 Albany Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3700, page 146, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of July, 2015.

Samuel Douthit

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Samuel Douthit,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of July, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $212,000.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of July, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No: 158512