BILL GARRETT, Davidson County
Trans:T20150092173 DEEDWARR
Recvd: 10/29/15 10:14 2 pgs
Fees:13.00 Taxes:370.00

20151029-0110074

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Kayla Duke
Affiant

Subscribed and sworn to before me, this 27TH DAY OF OCTOBER, 2015.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:

08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayla Duke and Brandon Duke, wife and husband	Highlands Residential Mortgage, Ltd.	00900024100
	(NAME)	
7925 Ridgewood Rd.	12001 N. Central Expressway, Ste. #750	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Allen W. Webb and wife, Maura L. Webb, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kayla Duke and Brandon Duke, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT 1 OF THE PLAT OF THE POWERS PROPERTY SUBDIVISION OF RECORD IN INSTRUMENT NO. 20110826-0066006, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ALLEN W. WEBB AND WIFE, MAURA L. WEBB BY DEED FROM WILLIAM L. WINKLER AND DANETTE K, WINKLER, AS HUSBAND AND WIFE, OF RECORD BY INSTRUMENT NO. 20130401-0031884, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

ALLEN W. WEBB EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MAURA L. WEBB, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20151029-0110073, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7925 Ridgewood Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hand(s) this 27th day of October, 2015.

WARRANTY DEED
(Continued)

Allen W. Webb

Allen W. Webb

Maura L. Webb

Maura L. Webb

By: Allen W. Webb ATTORNEY-IN-FACT
Allen W. Webb, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen W. Webb, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2015.

Mary Birchright

Notary Public

My Commission Expires: 08-20-19

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

State of Tennessee
County of Davidson

On this 27th day of October, 2015, before me, a Notary Public, in and for said County and State, personally appeared Allen W. Webb, 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 Maura L. Webb, acknowledged that such persons executed the same as the free act and deed of the said Maura L. Webb.

Witness my hand and official seal, this the 27th day of October, 2015.

Mary Birchright

Notary Public

My commission expires: 08-20-19

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072