This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1039**

BILL GARRETT, Davidson County
Trans:T20160026330 DEEDWARR
Recvd: 04/01/16 09:30 2 pgs
Fees:13.00 Taxes:407.00
20160401-0030853

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/18/2016**, by and between **Terry R Abney**, parties of the first part, and **Retire Early Properties, LLC, a Tennessee Limited Liability Company**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Section 4, Valley Grove of record in Book 5800, page 174, Register's Office for said County.

Said Lot No. 240 fronts 61.90 feet on the broken westerly margin of Central Valley Court and extends back 111.16 feet on the northerly line and 89.09 feet on the southerly line to a broken line in the rear, measuring 104.93 feet thereon.

Being the same property conveyed to Terry R. Abney by Warranty Deed from Glen David Gant and spouse, Susan M. Gant dated 06/14/01, of record in Instrument No. 20010625-0067143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **87 13 81**.
☒ Improved **1005 Central Valley Ct, Hermitage, TN 37076**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Terry R. Abney

Terry R Abney

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Terry R Abney** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 18th day of March, 2016..

Krista Leigh Highers

Notary Public

My Commission Expires: 11/5/18

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KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Owner's Name: **Retire Early Properties, LLC**

and Address: **1005 Central Valley Ct, Hermitage, TN 37076**

Mail tax bills to

First Western Federal Savings Bank
402 Main St
Rapid City, SD 57709

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$110,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 18th day of March, 2016..

Rebecca L. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.