WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160034900 DEEDWARR
Recvd: 04/28/16 08:56 2 pgs
Fees: 13.00 Taxes: 906.50

20160428-0041286

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(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
David George Morandi	New owner	173040B00200CO
(NAME)	(NAME)	
6005 Blue Hole Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jeff Duty and wife, Mendy Duty**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David George Morandi and Laura Lyle Morandi, husband and wife**, hereinafter called the GRANTEE(S), their 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 Lot No. 2, on the Final Plat of Blue Hole Pointe, "A Cluster Lot Development", of record in Instrument No. 20060531-0063584, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Three-D Builders, LLC by Warranty Deed from General Construction Company, Inc., a Tennessee Corporation, dated 06/14/2006 recorded 06/20/2006 of record in Instrument No. 20060620-0073322, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jeff Duty and wife, Mendy Duty by Quitclaim Deed from Three-D Builders, LLC, a Tennessee Limited Liability Company, dated 05/26/2009, recorded 05/27/2009 of record in Instrument No. 20090527-0048563, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Instrument No. 20060531-0063584; Covenants, conditions, easements and restrictions of record in Instrument No. 20061212-0153449; Stormwater Detention Agreement of record in Instrument No. 20050316-0028868; Charter of Blue Hole Pointe Owners' Association, Inc., of record in Instrument No. 20061212-0153448, in the Register's Office for Davidson County, Tennessee.

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 6005 Blue Hole Way, Antioch, TN 37013
(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 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 our hands this 20 day of April, 2016

Jeff Duty

Mendy Duty

State of Tennessee
County of Wilson

Personally appeared before me Jeff Duty and Mendy Duty, 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 21st day of April, 2016.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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