BILL GARRETT, Davidson County
Trans:T20160043051 DEEDWARR
Recvd: 05/23/16 12:40 2 pgs
Fees:13.00 Taxes:580.90

20160523-0051352

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $157,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 19th day of May, 2016.

NOTARY PUBLIC

My commission expires:

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

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sarah K. Gregory	People Home Equity	06513008300
(NAME)	(NAME)	
4835 Shosone Drive	170 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville TN 37922	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Amanda C. Duke, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sarah K. Gregory, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidosn County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 484 on the Plan of Sherwood Forest, Section 5, as of record in Book 4660, Page 190, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amanda C. Duke by deed from Wachovia Bank, NA, of record in Instrument No. 20100201-007755, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 4835 Shosone Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

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 Davidosn 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 the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of May, 2016.

Amanda C. Duke

Amanda C. Duke

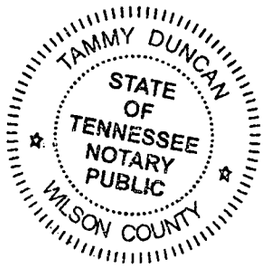
STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 19th day of May, 2016.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122