WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045899 DEEDWARR
Recvd: 06/01/16 09:54 2 pgs
Fees:13.00 Taxes:679.32
20160601-0054825

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,600.00

(X) Timothy Earl Duffield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF May, 2016.

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov 5, 2019
(AFFIX SEAL)

RETURN TO:
FIRST ~~AMERICAN~~ ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Earl Duffield	SAME	
(NAME) 2321 Edencrest Drive	(NAME)	Map 149-15-O-A
(ADDRESS) Antioch, TN 37013	(ADDRESS)	Parcel 037.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MONTE H. MOHR, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY EARL DUFFIELD AND SAUNDRA ADAIR DUFFIELD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 141 on the Plan of Section One, Cambridge Forest, of record in Plat Book 9700, Pages 299 and 300, 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 Monte H. Mohr by Quitclaim Deed dated July 3, 2012, from Robin Elizabeth Mohr and Monte Hugh Mohr, Co-Trustees of The Robin Elizabeth Mohr and Monte Hugh Revocable Trust dated January 06, 2009 of record in Instrument No. 20120709-0060110, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to 2016 real property taxes; Plan of record in Plat Book 9700, pages 299 and 300; Restrictive Covenants of record in Book 10332, page 1 and Book 10774, page 723; and Easements of record in Book 10805, page 497 and Book 10779, page 27, said Register's Office.

unimproved
This is improved x property, known as 2321 Edencrest Drive, 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 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 hand this 27 day of May, 2016

MONTE H. MOHR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monte H. Mohr, the bargainor, 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 at Nashville, Tennessee this 27 day of May, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019