WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Emily Jones
Affiant

Subscribed and sworn to before me, this 30TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-19-18
(AFFIX SEAL)

Emily Kornbau, Notary Public, State of Tennessee, Sumner County, My Commission Expires June 19, 2018

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
Matt Agrella and Shelia Agrella, husband and wife	New owner (NAME)	02516003200
115 Garrett Dr. (ADDRESS)	(ADDRESS)	
Goodlettsville TN (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 Susie Duquesne, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Matt Agrella and Shelia Agrella, husband and wife, 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 LOT NO. 7, ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 98, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD DUQUESNE AND SUSIE DUQUESNE, HUSBAND AND WIFE, BY DEED FROM RUTH CORN BRACKETT, A SINGLE WOMAN, OF RECORD IN INSTRUMENT NO. 20041021-0126769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID RONALD DUQUESNE HAVING SINCE DIED.

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

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

unimproved ( )
This is improved (X) property, known as 115 Garrett Drive, 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 30th day of August, 2016.

BILL GARRETT, Davidson County
Trans:T20160079977 DEEDWARR
Recvd: 09/13/16 09:21 2 pgs
Fees:13.00 Taxes:666.00
20160913-0096003

WARRANTY DEED
(Continued)

Susie Duquesne

STATE OF New York
COUNTY OF Ulster

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susie Duquesne, unmarried, the herein bargainor(s), 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 30th day of August, 2016.

Notary Public

My Commission Expires:

(SEAL)

KATHLEEN DELANO
Notary Public, State of New York
Reg. No. 01de6054162
Qualified in Dutchess County
My Commission Expires January 29, 2019

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