BILL GARRETT, Davidson County
Trans:T20170013849 DEEDWARR
Recvd: 02/15/17 13:03 2 pgs
Fees:13.00 Taxes:662.39

20170215-0015724

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,025.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 08-2-2019

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
Patricia Elder, a single woman	Patricia Elder (NAME)	
139 Harbor Village Drive (ADDRESS)	139 Harbor Village Drive (ADDRESS)	034-07-0A-139.00-CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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 Patricia T. Duty, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patricia Elder, a single woman, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 121, TWO HOMES PROPERTY LINE EXHIBIT OF HARBOR VILLAGE, PHASE IV, REVISION 1, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON EXHIBIT C TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20030611-0080857 AND AMENDED INSTRUMENT NO. 20030723-0102986 AND INSTRUMENT NO. 2005012-00007505 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA T. TRUEMPY AND JERRY M. DUTY, BOTH UNMARRIED, BY WARRANTY DEED FROM PAULA BRACKEEN OF RECORD AS INSTRUMENT 20070501-0051735, SAID REGISTER'S OFFICE; THEY HAVING SINCE MARRIED AND RECONVEYED SAID PROPERTY TO THEMSELVES WITH THE RIGHT OF SURVIVORSHIP BY A QUITLAIM OF RECORD AS INSTRUMENT 20121207-0112781, SAID REGISTER'S OFFICE. THE SAID JERRY M. DUTY HAVING SINCE DIED.

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

unimproved ( )
This is improved (X) property, known as 139 Harbor Village Drive , Madison, TN 37115
(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 14th day of February, 2017.

WARRANTY DEED
(Continued)

Patricia T. Duty

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia T. Duty, 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 14th day of February, 2017.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

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