BILL GARRETT, Davidson County
Trans:T20170021746 DEEDWARR
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Fees:13.00 Taxes:1146.63
20170314-0024960

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
George R. Aldhizer, III and wife, Lisa C. Aldhizer 7387 Tristram Drive Pfafftown, NC 27040	George R. Aldhizer, III and wife, Lisa C. Aldhizer 7387 Tristram Drive Pfafftown, NC 27040	171040C02900CO

THIS INDENTURE, made this 10th day of March, 2017 between

Betty S. Duke, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

George R. Aldhizer, III and wife, Lisa C. Aldhizer

of Forsyth County North Carolina, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 29 as set forth in the Master Deed and By-Laws for Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Description is the same as the previous deed of record.

Being the same property conveyed to Betty S. Duke by Special Warranty Deed from Newmark Homes, L.P. dated 3-29-07 of record in Instrument No. 20070330-0038402, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1020 Grove Court, Brentwood, TN 37027.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Betty S. Duke

Betty S. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Betty S. Duke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 10th day of March, 2017.

Melissa Heavener

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $309,900.00.

Betty S. Duke

Affiant

Sworn to and subscribed before me, this 10th day of March, 2017.

Melissa Heavener

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019