(V)

BILL GARRETT, Davidson County
Trans:T20170069175 DEEDWARR
Recvd: 08/10/17 10:03 2 pgs
Fees:13.00 Taxes:998.63
20170810-0081916

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of July, 2017, by and between Joy M. Saunders, unmarried, party of the first part, and Paul S. Durako and Deborah J. Durako, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the First Revision Final Plat, Baypointe Subdivision Phase I, of record in Instrument No. 20000621-0061773, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being all or part of the same property conveyed to Joy M. Saunders by virtue of that certain Warranty Deed dated November 22, 2013, and being of record at Instrument No. 20131125-0120753 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Instrument No. 200000621-0061773 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joy M. Saunders by Staci Coleman, Attorney In Fact

Joy M. Saunders, by Staci Coleman, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Staci Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Joy M. Saunders and acknowledged that she executed the same as the free act and deed of the said Joy M. Saunders.

WITNESS my hand and official seal at office this 26th day of July, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Paul S Durako and Deborah J Durako
1819 Marina Drive
Normal, IL 61761

Tax Parcel No 098050B00400CO

Property Address: 5805 S. New Hope Rd
Hermitage, TN 37076

MAIL TAX BILLS TO: New owner
Paul S. Durako
1819 Marina Drive
Normal, IL 61761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $269,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Coleen Newcomb
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of July, 2017.

Notary Public

My Commission Expires:_____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018