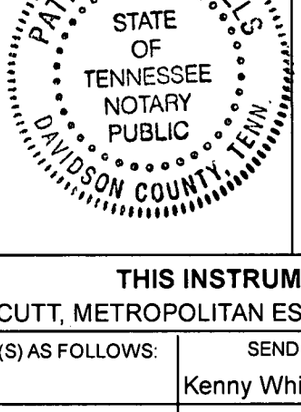
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of August, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kenny Whitworth	Kenny Whitworth	Parcel ID:
P.O. Box 455	P.O. Box 455	09805003300
Hardinsburg, KY 40143	Hardinsburg, KY 40143	

FOR AND IN 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, we

Andrew Isaiah Duggins and wife, Sara R. Duggins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kenny Whitworth and Mike Jones, both married, tenants in common
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:

Being Lot No. 151 on the Plan of Lake Park, Section Five, of record in Plat Book 4660, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Andrew Isaiah Duggins by deed from Joy Jean Prater Kelso, of record in Instrument 20091112-0104201, dated November 4, 2009, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5018, Page 630, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4660, Page 198, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5928 New Hope Court, Hermitage, TN 37076

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.

BILL GARRETT, Davidson County
Trans:T20170074370 DEEDWARR
Recvd: 08/25/17 13:35 2 pgs
Fees:13.00 Taxes:666.00
20170825-0087630

Witness our hands this 24th day of August, 2017.

Andrew Isaiah Duggins

Sara R. Duggins

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 Andrew Isaiah Duggins and Sara R. Duggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2017.

My Commission Expires: 5/5/20

Notary Public

