Bill Garrett Davidson County
Batch# 5713 DEEDWARR
09/28/2017 02:15:57 PM 2 pgs
Fees: $13.00 Taxes: $869.72

20170928-0099490

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170900271

WARRANTY DEED

OFFICIAL STAMP
PHYLLIS HAZEL STROSSER
NOTARY PUBLIC-OREGON
COMMISSION NO. 931528
MY COMMISSION EXPIRES AUGUST 19, 2018

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,060.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/19/18

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lake M. Middleton 6636 Whittemore Lane Antioch, TN 37013	SAME	087-00-0-004.01

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,

Debra A. Pena, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lake M. Middleton, Unmarried

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:

LAND in Davidson County, Tennessee, being described according to a survey by George W. Watkins dated April 20, 1961, as follows:

BEGINNING at a railroad spike in the center line of Whittemore Road 821 feet more or less north of the center line of the intersection of Burkett and Whittemore Road; thence with the center line of Burkett Road, North 4 degrees 30 minutes East 430 feet to a railroad spike; thence South 87 degrees 30 minutes East 1,035 feet to an iron pin; thence South 4 degrees 30 minutes West 430 feet to an iron pin; thence North 87 degrees 30 minutes West, 1,035 feet to the point of beginning, being 10.22 acres, more or less.

BEING the same property conveyed to Debra A. Pena by Quitclaim Deed from Gary F. Rettell, dated 5/1/96 and recorded 5/1/96 in Book 10034, Page 25; and the same property previously conveyed to Gary Rettell and Debra Ann Rettell, as joint tenants with right of survivorship, by Warranty Deed from Clarence L. Bailey and wife, Norma D. Bailey, dated 11/20/85 and recorded 11/26/85 in Book 6718, Page 17, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is Unimproved (X) property known as **6603 Whitttemore Lane, Antioch, TN 37013**
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 our hands this ~~27th~~ 26th day of September, 2017.

Debra A. Pena

OFFICIAL STAMP
PHYLLIS HAZEL STROSSER
NOTARY PUBLIC-OREGON
COMMISSION NO. 931528
MY COMMISSION EXPIRES AUGUST 19, 2018

STATE OF OREGON
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra A. Pena the bargainor(s) 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 Medford, Oregon, this ~~27th~~ 26th day of September, 2017.

Commission Expires: 8/19/18

Notary Public