Bill Garrett Davidson County
Batch# 6479 DEEDWARR
10/02/2017 02:19:16 PM 2 pgs
Fees: $13.00 Taxes: $488.40
20171002-0100680

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
Mary Sue Duetz 8376 Riley Adcock Joelton, TN 37080	Mary Sue Duetz 8376 Riley Adcock Joelton, TN 37080	004000/142.00

THIS INDENTURE, made this 28th day of September, 2017 between

Daniel H. Lavender and wife Elizabeth Lavender

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

Mary Sue Duetz, unmarried

of Davidson County Tennessee, 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:

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Fred Baxter Subdivision, of record in Book 6200, Page 526, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Daniel H. Lavender and wife, Elizabeth Lavender by Warranty Deed dated 3/14/16 from Vicki Holloway, unmarried of record in Instrument No. 20160315-0024348, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 8376 Riley Adcock, Joelton TN 37080.

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.

Daniel H. Lavender by Larry D. Lyons attorney in fact

Daniel H. Lavender by Larry D. Lyons
Attorney in fact

Elizabeth Lavender by Larry D. Lyons attorney in fact

Elizabeth Lavender by Larry D. Lyons
Attorney in fact

Power of Attorney of record in Instrument No. 20171002-0100679, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2017, before me personally appeared Larry D. Lyons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Daniel H. Lavender & Elizabeth Lavender, and who acknowledged that he/she executed the same as the free act and deed of Daniel H. Lavender & Elizabeth Lavender.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of September, 2017.

Karen B. Heavener

Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

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 $132,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of September, 2017.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County