Bill Garrett Davidson County
Batch# 40863 DEEDWARR
12/22/2017 01:08:46 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20171222-0130657

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, fo
this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2017

Notary Public
My commission expires: 1-31-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The 1413 Rice Hill Trust 1413 Rice Hill Circle Antioch, TN 37013	← Same	149-11-0A-058.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robyn D. Duffie,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Triston Jacobs Trustee of The 1413 Rice Hill Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 58 on the Plan of Rice Hill, Phase 3, a Planned Unit Development, of record in Book 6900, page 292, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Philip M. Duffie and wife, Robyn D. Duffie by Warranty Deed from Charles P. Davis and wife, Marcella L. Davis dated July 17, 1992 of record in Book 8697, page 118, Register's Office for Davidson County, Tennessee.

The said Philip M. Duffie having since died on April 28, 2017 in Davidson County, Tennessee, leaving his wife, Robyn D. Duffie, surviving, as tenant by the entirety.

Being the same property conveyed to Charles P. Davis and wife, Marcella L. Davis, by Warranty Deed from Kenneth S. Victory and wife, Gail C. Victory dated February 27, 1989 of record in Book 7791, page 36, Register's Office for Davidson County, Tennessee.

Being also known as 1413 Rice Hill Circle, Antioch, Tennessee 37013.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1413 Rice Hill Circle, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 20th day of December, 2017.

Robyn D. Duffie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robyn D. Duffie,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of December, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017125637

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD