WARRANTY DEED

Bill Garrett Davidson County
Batch# 89182 DEEDWARR
05/07/2018 11:35:47 AM 2 pgs
Fees: $13.00 Taxes: $1,017.13

20180507-0043402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF April, 2018

Notary Public

MY COMMISSION EXPIRES: 6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine M. Duzane	Highlands Residential Mortgage, LTD	
(NAME)	(NAME)	142-09-0E- 095.00 CO
1309 General George Patton Rd	1200 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **TRACI L. FERRELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine M. Duzane, a single woman** 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 Unit No. 1309 on the Plan of Section Seven, Phase One, River Plantation Condominium Apartments, according to the Master Deed of record in Book 6226, Page 9, as amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, and Plan in Plat Book 5200, Pages 705 & 706, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Traci L. Ferrell, unmarried woman by Warranty Deed from Benjamin Ross Scott, unmarried and James Michael Gilmore, unmarried, recorded on the 11th day of June, 2015 in Instrument No. 20150611-0055509, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1309 General George Patton Rd, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30 day of April, 2018

Traci L. Ferrell

TRACI L. FERRELL

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 Traci L. Ferrell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of April, 2018.

Commission expires:

Notary Public