Karen Johnson Davidson County
Batch# 280630 DEEDWARR
09/04/2019 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $296.00
20190904-0089335

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Amrock Inc. 662 Woodward Ave. Detroit, MI 48226	Charles T. Durgin, Jr. and Joan M. Durgin, 1436 Autumn Knoll Hermitage, TN 37076

Order Number: 66028217-D -5110906

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Ronald J. LeMaire, Jr. and Roxanne V. LeMaire, Husband and Wife**, for Eighty Thousand Dollars and 00/100 ($80,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Charles T. Durgin, Jr., a married man and Joan M. Durgin, an unmarried woman**, as joint tenants with right of survivorship, whose address is 1436 Autumn Knoll, Hermitage, TN 37076, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot 125 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 58.70 feet on the Southerly margin of Autumn Knoll and extends back 190 feet on the Easterly Line and 171.39 feet on the Westerly line to a dead line in the rear measuring 98.27 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein and also contains an additional description last included on a deed recorded in Book 8355, Page 191 and not contained on the immediate prior deed.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 086 08 0 026.00
Street address of property: 1436 Autumn Knoll, Hermitage, TN 37076
Prior Instrument Reference by which Grantor(s) acquired title: Deed Book 8914, Page 265, in the Recorder's Office, Davidson County, Tennessee.

Signed this 30th day of August, 2019.

Signature of Grantor(s):

Ronald J. LeMaire, Jr.

Roxanne V. LeMaire

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30 day of August, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Ronald J. LeMaire, Jr. and Roxanne V. LeMaire, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

Property Address: 1436 Autumn Knoll, Hermitage, TN 37076
Tax Parcel: 086 08 0 026.00

Ronald J LeMaire Jr Oath of Consideration

I or we, Roxanne V. LeMaire, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 30th day of August, 2019.

Signatures of Affiant(s):

Ronald J LeMaire Jr Roxanne V. LeMaire

Sworn and subscribed before me this 30 day of Aug, 2019

Carol DiGiore
Notary Public

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne