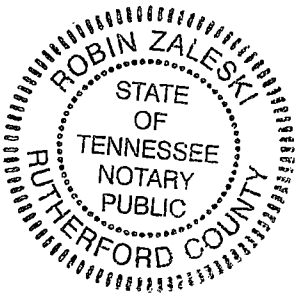
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Laura Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2022.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 09/21/2024
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 871681 **DEEDWARR**
06/15/2022 09:58:29 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20220615-0068214

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-050892

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wendy M. Brunson Mathews	New Owner	
(NAME) 640 Weatherbeaten Place	(NAME) 640 Weatherbeaten PL	064-12-0A-640-00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES DURARD AND CARRIE DURARD, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WENDY M. BRUNSON MATHEWS, UNMARRIED 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. 640 on the Plan of Fox Run, Second Revision-Part of Sec. 2 and First Revision-Part of Sec. 1, of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Durard and Carrie Durard, husband and wife by Warranty Deed from Janie M. Williams, Trustee of The Williams Family Trust, dated 08/17/2015 and recorded 08/25/2015, of record in Instrument 20150825-0085509, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 640 Weatherbeaten Place, Hermitage, TN 37076
(House No.) (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/our hand(s) this the 9th day of June, 2022

James Durard by William F. Hyde as attorney-in-fact
James Durard, by William F. Hyde, Attorney in Fact

Carrie Durard by William F. Hyde as attorney-in-fact
Carrie Durard, by William F. Hyde, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of June, 2022, before me personally appeared William F. Hyde to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Durard and Carrie Durard and who acknowledged he/she/they executed the same as the free act and deed of the said James Durard and Carrie Durard.

Witness my hand and official seal, this the 8th day of June, 2022.

Notary Public

My Commission Expires: 7/19/25

(SEAL)

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY