WARRANTY DEED

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-21-00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076

[redacted]
Instr:200005020044204 Page: 1 OF 2
REC'D FOR REC 05/02/2000 3:59:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $384.43

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Scott Duncan	New South Federal Savings Bank	MAP 65
(NAME) 5001 Bonnalynn Drive	(NAME) 2301 21st Ave South	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Nashville, TN 37212-4934	GROUP 09-0
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 57

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,

TIMOTHY R. SMITH AND WIFE, CYNTHIA D. SMITH

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY SCOTT DUNCAN AND WIFE, JEANETTE MARIE DUNCAN

, 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:

Being Lot No. 522 on the Plan of Hermitage Hills, Section 5 as of record in Plat Book 3300, Page 1 & 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy R. Smith and Cynthia D. Smith, Husband and Wife by deed from E. W. Wilkerson and Harry D. Bass, of record in Deed Book 7629, page 984, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3227, page 154; Book 3433, page 309; , Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5001 Bonnalynn Dr., Hermitage, TN 37076
(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/our hand(s) this 27th day of April, 2000.

RE-RECORD

Timothy R. Smith

Davidson County DEEDWARR
Recvd: 03/26/01 08:02 2pgs
Fees:10.00 Taxes:0.00

20010326-0028423

3/22/01 This instrument is being rerecorded to correct the Legal Description

Cynthia D. Smith

Cynthia D. Smith

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Timothy R. Smith and wife, Cynthia D. Smith the bargainors, 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 this 27th day of April, 2000.

My Commission Expires 5-21-00

Lura K. Perry

Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

RETURN TO:
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076