File No. 60310

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/06 09:33 2 pgs
Fees:13.00 Taxes:573.13
20060609-0068504

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-22-07 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BRENDA SHELBY BROWNER COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
331 West Drive, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noah M. Thompson	New Owner	53-16-295
(NAME)	(NAME)	
1036 Donoho Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, Stephen F. Duncan and wife, Monica S. Duncan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Noah M. Thompson, an unmarried person and Laurie A. Myjak, an unmarried person, as tenants in common with right of survivorship, 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. 39 on the Plan of Jackson's Landing Estates, Section II, of record in Plat Book 8250, Page 975, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Stephen F. Duncan and wife, Monica S. Duncan by deed from J & M Homebuilders, Inc., a Tennessee corporation, dated March 10, 2000, of record in Instrument No. 200003150026667, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 11408, page 563, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1036 Donoho Drive, Old Hickory, TN 37138

(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 our hands this 8th day of May, 2006.

Stephen F. Duncan

Monica S. Duncan

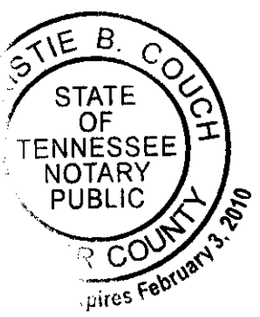
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STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen F. Duncan and wife, Monica S. Duncan, 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 this 8th day of May, 2006.

Commission expires:



Notary Public