6070156

6070156

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 07-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Dismore and Christina Dismore	Same	Map 112 Parcel 76
(NAME)	(NAME)	
8517 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(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, **JOEL S. DUNCAN AND CYNTHIA J. DUNCAN, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEIL DISMORE AND WIFE, CHRISTINA DISMORE,** 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:

A certain tract or parcel of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Hickerson and Smith, Engineers, dated July 1, 1965, described as follows:

Beginning at a point in the center of Old Charlotte Pike, which is the N.W. corner of the tract conveyed to Joe A. Mann, Trustee, with full power to convey without the joinder of any beneficiary by deed from Marguerite L. Railey Weaver, a widow, of record in Book 3795, page 469, Register's Office for Davidson County, Tennessee; thence North 75 deg. 45' E 152 feet to a point; thence North 82 deg. 30' E 238 feet to a point; thence South 17 deg. W 280 feet to a point; thence South 33 deg. W 460 feet to a point; thence North 88 deg. W 260 feet to a point; thence North 19 deg. E 607 feet to the point of beginning.

Being the same property conveyed to Joel S. Duncan and wife, Cynthia J. Duncan by deed from Sadie R. Pullum, now being Sadie R. Tibbs and husband, Marvin L. Tibbs, of record in Book 7920, page 832, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8517 Old Charlotte Pike, Pegram, TN 37143

(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.

Davidson County DEEDWARR
Recvd: 04/09/07 13:59 2 pgs
Fees:13.00 Taxes:592.00



20070409-0041872

Witness our hands this 30th day of March, 2007.

Joel S. Duncan

Cynthia J. Duncan

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 Joel S. Duncan and Cynthia J. Duncan, 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 at Nashville, Tennessee this 30th day of March, 2007.

Notary Public



My Commission Expires NOV. 22, 2010