WARRANTY DEED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
13395

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ted Thompson	J.P. Morgan Chase Bank N.A.	04600002400
(NAME)	(NAME)	
4768 Bull Run Road	1901 Roxborough Road #406	04600009900
(ADDRESS)	(ADDRESS)	
Ashland City, Tennessee 37015	Charlotte, NC 28211	
(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, Jerry A. Duncan and wife, Carol Duncan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ted Thompson, unmarried, 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:

Situated in the Thirteenth (13th) Civil District of Nashville, Davidson County, Tennessee bounded on the north and east by Marshall Warder, on the south by Bull Run Road, on the east by Bernard Pittman and Chris Paul Jones and being described according to a mortgage loan inspection by Campbell McRae and Associates (Stanley Glenn McRae TN RLS #1673) dated 9-14-98, and being more particularly described as follows: Beginning at a point in the northerly margin of Bull Run Road said point being the southwest corner of the Bernard Pittman land (Book 5305, Page 208) RODC, TN) and the southwest corner of the herein described land; thence with said Pittman N 28 degrees W 164 feet to a point; thence N 02 degrees 30' E 212 feet to a point; thence N 89 degrees 30' 08" W 351.50 feet; to a point in the easterly line of the Chris Paul Jones land (Book 9977, Page 232 RODC, TN), thence with said Jones the following three calls: N 03 degrees 15'32" E 218.89 feet to a point; N 87 degrees 30'45" W 219.17 feet to a point N 01 degrees 28'10" W 609.37 feet to a point in the southerly line of the Marshall Warder land (Book 5988, Page 80 and Book 8111, Page 700 RODC, TN) thence with said Warder the following 10 calls: S 68 degrees 30' 37" E 465.41 feet to a point S 67 degrees 41' 11" E 376.91 feet to a point; N 74 degrees 13'26" E 61.86 feet to a point; N 81 degrees 21' 52" E 31.42 feet to a point; S 09 degrees 21' 29" W 291.75 feet to a point; S 21 degrees 17' 29" W 280.22 feet to a point; S 19 degrees 49' 33" W 75.88 feet to a point; S 08 degrees 29' 54" W 61.71 feet to a point; S 03 degrees 37' 30" W 84.81 feet to a point; S 25 degrees 30' 12" E 121.56 feet to a point in the northerly margin of Bull Run Road; thence with said northerly margin westerly 92' to the point of beginning. INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS a 5.01 acre tract conveyed from Jerry Duncan and wife, Carol Duncan to Jason A. Duncan and wife, Lori L. Duncan of record in Instrument No. 20000907-0088498 and Re-Recorded in Instrument No. 20000918-0092203 in the Davidson County, Tennessee Register of Deeds Office.

Also conveyed herein are any and all rights under that certain ingress/egress right of way of record in Book 8111 at page 700 in the same said office.

Being the same property conveyed to Jerry A. Duncan and wife, Carol Duncan, by deed of record in Book 6628, Page 917, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 10/04/07 08:22 2 pgs
Fees:13.00 Taxes:625.86

20071004-0118181

unimproved ☐

This is improved ☒ property, known as 4768 Bull Run Road, Ashland City, TN 37015

(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 28th day of September, 2007.

Jerry A. Duncan

Carol 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 Jerry A. Duncan and Carol Duncan 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2007.

Commission expires:

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds