Davidson County DEEDWARR
Recvd: 10/12/07 12:10 2 pgs
Fees:13.00 Taxes:636.40
20071012-0121474

# WARRANTY DEED

JODY MARION HODGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: 5/24/08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Frankie Pickle | New Owners | Parcel ID: |
| 3821 Hillshire Dr. | Same as | 15004007700 |
| Antioch, TN 37013 | address | |

FOR AND IN 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

**Mary Gayle Hendricks Duncan, Personal Representative of The Estate of Ronald N. Duncan**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Frankie Pickle and wife, Kristen Pickle**

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. 584, on the Plan of Section Two, Kensington of Priest Lake, of record in Plat Book 6250, Pages 592 and 593, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald N. Duncan, married, by deed from Jerry W. Hopkins and wife, Brenda K. Hopkins, of record in Instrument 199912170304317, Register's Office for said County. The said Ronald N. Duncan now being deceased. The Grantor, Mary Gayle Hendricks Duncan, herein executes this instrument as Personal Representative of the Estate of Ronald N. Duncan pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 07P108.

This conveyance is subject to all matters appearing on the plat of record in Plat Book 6250, pages 592 and 593, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6632, page 820, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3821 Hillshire Dr., Antioch, TN 37013

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 hand this 1st day of October, 2007.

The Estate of Ronald N. Duncan

BY: Mary Gayle Hendricks Duncan
Mary Gayle Hendricks Duncan,
Personal Representative

Mary Gayle Hendricks 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 Mary Gayle Hendricks Duncan, Personal Representative of The Estate of Ronald N. Duncan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of The Estate of Ronald N. Duncan and as such Personal Representative, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 2007.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Mary Gayle Hendricks Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 2007.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.