Davidson County DEEDWARR
Recvd: 01/22/08 12:32 2 pg
Fees:13.00 Taxes:980.50

20080122-0006513

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2008

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Douglass B. Duncan	NEW OWNER	Parcel ID:
320 Goldenrod Ct.		126160A18400CO
Nashville, TN 37221		

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

Benjamin R. Mulvaney and wife, Jessie Mulvaney

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

Douglass B. Duncan, 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:

Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Riverwalk, Phase 1A, Section 2, and Phase 1B, Section 2, a Planned Unit Development, as of record in Instrument 20021022-0129510, 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 Benjamin R. Mulvaney and wife, Jessie Mulvaney by deed from Barry Oxford and wife, Dina Oxford, of record in Instrument 20030701-0090982, dated June 26, 2003 and recorded July 1, 2003 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20011105-0121083; Instrument 20020424-0050565; Instrument 20040430-0049313; Instrument 20040506-0051985; Instrument 20050308-0025001; Instrument 20060320-0031638; Instrument 20061103-0136691; Instrument 20061214-0154502, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20021022-0129510, 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 320 Goldenrod Ct., Nashville, TN 37221

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 18th day of January, 2008.

Benjamin R. Mulvaney

Jessie Mulvaney

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin R. Mulvaney and Jessie Mulvaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of January, 2008.

Notary Public

My Commission Expires: 1/24/2009

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