Davidson County DEEDWARR
Recvd: 04/11/08 09:48 2 pgs
Fees:13.00 Taxes:258.63

20080411-0036827

WARRANTY DEED

P-08-1101

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

Subscribed and sworn to before me this 7th DAY OF April 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24 [illegible]

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Duncan Group, LLC	Gary Duncan (NAME)	
1101 Catina Drive	1056 Monte Carlo Dr.	107-13-0-145.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANET C. HOLLER, MARRIED
, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THE DUNCAN GROUP, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee being known as part of Lot 1 on the Map of T. F. Connelly Lands, not of record, and being a part of an unnumbered tract shown on the Map of a survey of four lots made for Roger Smith Construction Company by Z.J. Wilkinson, Surveyor, August 22, 1946, and described from the survey made by Wm. Collier Parrish Associates, November 6, 1957, as follows:

Beginning at an old iron pin in the west margin of Catina Drive which is 229.3 feet south of the monument in the southwest corner of said Drive and Thompson Place, formerly Honeysuckle Road or Thompson Lane Extension; thence along said Drive south 3° 45' west 106.3 feet to the northwest corner of Lot No. 35 on the Plan of Miro Meadows; continuing south 3° 45' west along the west line of said lot, 145.7 feet to an iron pin in a fence corner; thence with the wire fence, north 89°49' west 111.2 feet to an iron pin, thence north 2°19' east 239.4 feet to an old iron pin which is 228 feet south of the south margin of Thompson Place; thence north 84° 6' east 120 feet to the beginning.

Being the same property conveyed to William Calvin Sterry and wife Carlene Sterry by deed from Alfred Lee Hathcock and J. Fred Hathcock, Jr., of record in Book 2750, Page 260, Register's Office for Davidson County, Tennessee. The said Husband, William Calvin Sterry having since died, leaving said wife, Carlene Sterry surviving tenant by the entirety.

Further conveyed to Janet C. Holler, individually, by Quitclaim Deed from Charlene Sterry, of record in Instrument No. 20040408-0040481, Register's Office for Davidson County, Tennessee, dated March 11, 2004. See also Restated Quitclaim, which corrects grantor's name to Carlene Sterry, and also corrects the derivation clause, of record in Instrument No. 20040916-0111578, said Register's Office. This is not and has never been the primary residence of Tilford Holler, the spouse of Janet C. Holler.

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

unimproved ( )
This is improved (X) property, known as 1101 Catina Drive, Nashville, Tennessee 37217
(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 my/our hand(s) this 7th day of April, 2008.

Janet C. Holler

Janet C. Holler

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 Janet C. Holler the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2008.

Notary Public

My Commission Expires: 2/18/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800