Davidson County DEEDWARR
Recvd: 08/26/08 09:23 2 pg:
Fees:13.00 Taxes:1084.10

20080826-0087478

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

M L Mcdaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Mary Joe Hartz
Notary Public

MY COMMISSION EXPIRES 5-8-2012
(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN LAND TITLE, INC., 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth C Duncan	Suntrust Mortgage Inc	131-3
(NAME)	(NAME)	
119 Westover Park Court	901 Semmes Ave	G
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond VA 23224	10.00 CO
(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,

AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KENNETH C 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. J-5 of the Westover Plantation Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Westover Plantation Condominiums, of record in Book 6380, Page 833, and as amended in Book 6549, Page 344, and in Book 8622, Page 194, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6380, Page 864, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Westover Plantation Condominiums as shown on the Exhibit to the Master Deed, of record in Book 6380, Page 833, and as amended in Book 6549, Page 344, and in Book 8622, Page 194, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to parties of the first part, by deed from James W. Ekiss, Jr. and Gretchen G. Ekiss, a married husband and wife, of record in Book * _____ and Page _____ on _____ in said Register's Office for said County * Inst. No 20080826-0087477

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

~~unimproved~~ ☐

This is improved ☒ property, known as 119 Westover Park Court, Nashville, TN 37215

(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 August 2008.

Name:
Title:

STATE OF Connecticut
COUNTY OF Fairfield

Before me, Dawn Hoyer (name of notary public) of the State and County mentioned, personally appeared Karin A. Nelson with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such to be Agent (president or other officer authorized to execute the instrument) of AMERICAN INTERNATIONAL RELOCATION SOLUTIONS within named bargainor, a corporation, and that such Agent (president of other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as Agent (president of other officer).

Witness my hand and official seal at Danbury, this 7th day of August, 2008

Commission expires:

Dawn Hoyer
Notary Public

MY COMMISSION EXPIRES APRIL 30,

DAWN HOYER NOTARY PUBLIC CONNECTICUT