# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/08 09:16 2 pgs
Fees:13.00 Taxes:129.50

20080925-0097496

STATE OF Tennessee
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-12-08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Cuse Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

B-5760

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Nattier | James Nattier | 022-00-0 190.00 |
| (NAME) 5255 Whites Creek Pk. | (NAME) SAme | |
| (ADDRESS) Whites Creek, TN 37189 | (ADDRESS) | |
| (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, Jimmy Duncan a/k/a James Duncan and wife, Alisha Duncan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Nattier and wife, M. Annette Nattier, 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:

A 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, described as Lot No. 20 of the David Wade Property on an unrecorded survey by William M. Keel, Surveyor Lic. # 990, dated August 12, 1986, as follows.

Beginning at a concrete monument in the northerly margin of Whites Creek Pike, said monument being the southeast corner of the property conveyed to Gary G. Huffman and wife, by deed of record in Book 6415, Page 739, of the register's Office of Davidson County, Tennessee; thence with Huffman's easterly boundary North 57° 16' 14" East 600.00 feet to an iron pin; thence South 36° 14' 20" East 379.75 feet to an iron pin; thence South 57° 16' 14" West 600.00 feet to a concrete monument in the northerly margin of Whites Creek Pike; thence with the northerly margin of Whites Creek Pike, along a curve to the right (I=3° 37' 09"; R = 1150.89 feet) 72.70 feet to an iron pin; thence with the northerly margin of Whites Creek Pike, along a curve to the left (I-6° 23' 58"; R = 1781.58 feet) a distance of 198.99 feet to the point of beginning.

BEING all of the same property conveyed to Jimmy Duncan by Warranty Deed from David R. Williams and wife Susan G. Williams, dated November 15th, 1993 of record in Book 9159, Page 686, Register's Office for Davidson County, Tennessee.

Alisha Duncan joins in this conveyance to relinquish any right she may have in and to the property herein described by virtue of marriage to Jimmy Duncan a/k/a James Duncan.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5255 White Creek Pike, Whites Creek, TN 37189

(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 22nd day of September, 2008.

Jimmy Duncan a/k/a James Duncan

Alisha Duncan

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Duncan a/k/a James Duncan and Alisha Duncan the bargainor (s), 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 22nd day of September, 2008.

Commission expires: 9-12-09

KATHEY E. BATTS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027