Davidson County DEEDWARR
Recvd: 12/15/08 15:01 2 pgs
Fees:13.00 Taxes:789.95
20081215-0120186

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

(SEAL) STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $213,500.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2008.

Notary Public

My Commission Expires: 2-26-2011

Address New Owner As Follows:
Howard B. Duck
2995 Ned Shelton Road
Nashville, TN 37214

Send Tax Bills To:
GB Mortgage, LLC
4000 West Brown Deer Road
Milwaukee, WI 53209

Map-Parcel Number:
13500043200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STANLEY W. SADLER AND WIFE, TAMARA D. SADLER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HOWARD B. DUCK, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Shelton Square, of record as Instrument No. 20080912-0093610, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stanley W. Sadler and wife, Tamara D. Sadler by Quitclaim Deed from Billy F. Thomas, unmarried, of record as Instrument No. 20080910-0092620, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as shown on the Plan of record as Instrument No. 20080912-0093610, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2995 Ned Shelton Road Nashville, TN 37214.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 10th day of December, 2008.

Stanley W. Sadler

Tamara D. Sadler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STANLEY W. SADLER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of December, 2008

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAMARA D. SADLER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of December, 2008

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My C... ...1