WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/09 10:32 2 pgs
Fees:13.00 Taxes:1193.25
20090126-0006506

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary F. Duncan	Provident Funding Associates	172050A03900CO
(NAME)	(NAME)	
344 Red Feather Ln	1101 Kermit Dr Ste 607	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Pamela K. Combest now known as, Pamela Sullivan, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gary F. Duncan and wife Penny Duncan, 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 39, PLAN OF FINAL PLAT, PHASE FOUR, OAKMONT SUBDIVISION, as shown on plat of record in Plat Book 7900, Page 479, as amended in Plat Book 9700, Page 882, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Pamela K. Combest by Warranty Deed from Continental Development and Construction, Inc. recorded March 19, 2001 in Instrument No. 20010319-0026324, in the Register's Office, Davidson County, Tennessee.

Robert C. Sullivan, spouse of Pamela Sullivan joins in the execution of this instrument for the purpose of conveying his marital interest to said property. Pamela K. Combest and Pamela Sullivan are one in the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 344 Red Feather Ln, Brentwood, TN 37027

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, has 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 16th day of January, 2009.

Pamela Sullivan

Robert C. Sullivan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Pamela Sullivan and Robert C. Sullivan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of January, 2009.

Tabatha Edwards
Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011