(8)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090055899 DEEDWARR
Recvd: 08/17/09 09:59 2 pgs
Fees:13.00 Taxes:1343.10
20090817-0076954

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2009.

Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Duncan Jr.	Pinnacle National Bank	05209002600
(NAME)	(NAME)	
1015 Falls Avenue	211 Commerce Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091270

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, James N. Jobe Jr., unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Richard E. Duncan Jr., single man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 on the Map of Montague Falls Annex, Chas. U. Coggins Subdivision, a part of Tract No. 18 in the Plan of Montague, as of record in Book 421, page 192, Register's Office for said County.

Said Lot No. 1 fronts 60 feet on the Southerly side of a private Drive and runs back between parallel lines 320 feet, more or less, to the low water mark of Cumberland River.

BEING all of the same property conveyed to James N. Jobe, Jr., unmarried by Quitclaim Deed from Memarie Jobe, unmarried, executed August 14, 2009 and filed of record in Instrument No. 20090817 0076953, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James N. Jobe, Jr. and wife, Memarie Jobe by Warranty Deed from David L. Crane and wife, Carole B. Crane, dated October 26, 2006 and filed of record in Instrument 20061116-0142495, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1015 Falls Avenue, Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of August, 2009.

James N. Jobe, Jr.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within James N. Jobe, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that James N. Jobe, Jr. executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2009.

Commission expires: 4/23/2013



Melissa D. Rogers

Notary Public