BILL GARRETT, Davidson County
Trans:T20090079786 DEEDWARR
Recvd: 11/24/09 10:23 3 pgs
Fees:18.00 Taxes:296.00
20091124-0107946

Record & Return To:

Return to: Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. ALW-09-274

#773

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Segoide, LLC	(NEW OWNER)	Map 092-13-0-
1824 Cromwell Drive		Parcel 264.00
Nashville, TN 37215		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Janice Cole, Administratrix of The Estate of Katherine Edith Duncan and David D. Duncan, unmarried,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Segoide, LLC, a Tennessee limited liability company,** (The "Grantee"), its successors and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74, on the Plan of Valley View Subdivision, Section Two, as of record in Book 2330, page 103, said Register's Office and more particularly described as follows:

SAID Lot No. 74 fronts 60 feet on the easterly side of 38th Avenue North and runs back 122.75 feet on the northerly line and 122.22 feet on the southerly line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Katherine Duncan and son, David D. Duncan by warranty deed dated December 1st, 1966 from Mary Jane Sweatt Schneider of record in Book 4083, page 354, said Register's Office. The said Katherine Edith Duncan having since died Testate on March 16, 2007. The said Janice Cole was appointed to serve as the Administratrix of The Estate of Katherine Edith Duncan, Case No. 089-1340 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. An order granting motion for sale of real property by petition to allow the sale of this property pursuant T.C.A. 30-2-402 to pay the debts of the estate and to divide the proceeds from said sale between the Estate of Katherine Edith Duncan and the co-owner David D. Duncan (one and the same as David E. Duncan in the order) and approved sale of real property to the above Grantee.

This property is not the personal, marital or primary residence of Grantor, spouse, if any and/or any dependents.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2009 Taxes, a lien now due and payable.**
2. **Any and all matters appearing of record in Plat Book 2330, page 103, said Register's Office.**

This is improved property commonly known as **274 38th Avenue North, Nashville, TN 37209.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of **November, 2009.**

Notary public: 01/07/2013
My Commission Expires: ~~01/22/2011~~

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this _____ day of **November, 2009.**

The Estate of Katherine Edith Duncan

By: _____
Janice Cole, Administratrix

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janice Cole,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument for the therein contained and who further acknowledged that SHE is the Administratrix of **The Estate of Katherine Edith Duncan** and that SHE is authorized to execute this instrument as Administratrix.

WITNESS my hand and official seal at Nolensville, Tennessee, this 20th, day of **November, 2009.**

Notary Public

My Commission Expires: 01/07/2013

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20TH day of **November, 2009.**

David D. Duncan

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **David D. Duncan**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that **HE** executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 20th, day of **November, 2009**.

Notary Public

My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011