BILL GARRETT, Davidson County
Trans:T20100082364 DEEDQC
Recvd: 12/30/10 16:31 3 pgs
Fees:17.00 Taxes:0.00
20101230-0104065

Recording requested by: Tawana Parnell
When recorded, mail to:
Name: Tawana Parnell
Address: 3401 Anderson Rd #16
City/State/Zip: Antioch Tn 37013

Space above reserved for use by Recorder's Office
Document prepared by:
Name Tawana Parnell
Address 3401 Anderson Rd #16
City/State/Zip Antioch, Tn 37013

New owner → for tax bills

Property Tax Parcel/Account Number: 136150B016000

Quitclaim Deed

This Quitclaim Deed is made on December 20th 2010, between Jimmy L. Duggan Jr, Grantor, of P.O. Box 190116, City of Nashville, State of Tennessee, and Tawana Parnell, Grantee, of 3401 Anderson Rd #16, City of Antioch, State of Tennessee.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3401 Anderson Rd #16, City of Antioch, State of Tennessee:

Current source of title 20060117000061 48

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2010 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
T. Parnell
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Dec. 2010
Deputy Register

Dated: December 20th 2010

Signature of Grantor

Jimmy Lee Duggans Jr

Name of Grantor

Rodney Lunsford

Signature of Witness #1

RODNEY LUNSFORD

Printed Name of Witness #1

Signature of Witness #2

ALEX B. FREEMAN, II

Printed Name of Witness #2

State of TENNESSEE County of DAVIDSON

On Dec. 20, 2010, the Grantor, Jimmy Duggans,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Tara D Elkins

Notary Signature

TARA D. ELKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2012

Notary Public,

In and for the County of DAVIDSON State of TENNESSEE

My commission expires: May 8, 2012

Send all tax statements to Grantee.

PREPARED BY & RETURN TO: [illegible] Drive, SUITE 330
BRENTWOOD, TN 37027

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1610

Davidson County DEEDWARR
Recvd: 01/17/06 12:36 2 PG
Fees:13.00 Taxes:429.20
[redacted]
20060117-0006148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Rodney T. Lunsford and Kameka S. Porter Lunsford, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Tawanna R. Duggans and Jimmy L. Duggans, Jr., hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 16 on the plan of A Horizontal Property Regime (Private Element) Phase 1, Smith Springs Townhomes, of record in Book 11700, page 16, as revised in Book 11700, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rodney T. Lunsford and Kameka S. Porter, both unmarried, by deed from NVR, Inc. T/A Ryan Homes, a Virginia Corporation, dated June 30, 2000, of record in Instrument No. 20007070067482, Register's Office for Davidson County, Tennessee.
Kameka S. Porter is now known as Kameka S. Lunsford by virtue of her marriage to Rodney T. Lunsford.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3401 Anderson Road, Unit 16, Antioch, TN, 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of January, 2006.

Rodney T. Lunsford

Kameka S. Porter Lunsford