Davidson County	DEEDWARR
Recvd: 01/20/11 11:04	4 pgs
Fees:22.00 Taxes:0.00	
20110120-0005571	

Recording Requested By & Return To: 3
Chicago Title ServiceLink Division
4000 Industrial Blvd 2465832
Aliquippa, PA 15001

Prepared by:
Richard McDuffee II
650 Devon Drive
Nashville, TN 37220

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Richard and Elizabeth McDuffee	Richard and Elizabeth McDuffee	Map/Parcel:
650 Devon Drive	650 Devon Drive	146150039 00
Nashville, Tennessee 37220	Nashville, Tennessee 37220	

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Richard McDuffee, II, a married man and joined by his spouse Elizabeth McDuffee** has this day bargained and sold, and does hereby transfer and convey unto the said **Richard McDuffee, II and Elizabeth McDuffee, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Richard McDuffee, II, a married man by Deed from Richard McDuffee, II, a married man, and Janet Henry, an unmarried woman, who acquired title as husband and wife, joint tenants with rights of survivorship of record in ~~Book~~ _____, ~~Page~~ _____, said Register's Office.
Deed Book and Page: 20000629 - 0064578
The express purpose of this conveyance is to Add Spouse To Title.

This is unimproved (X) property known as 650 Devon Drive, Nashville, Tennessee 37220
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 19th day of November, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard McDuffee, II

Elizabeth McDuffee

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF WILLIAMSON) ss

Personally appeared before me, JAMES JOHNSTON, a Notary Public in and for said County and State, **Richard McDuffee, II and Elizabeth McDuffee** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she~~ they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at FRANKLIN, TN this 19 day of NOV., A.D., 2010.

NOTARY STAMP/SEAL

JAMES JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

Notary Commission Expires: 8-10-2014

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 0.

Subscribed and sworn to before me this the 19 day of NOV., 2010.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 8-10-2014

JAMES JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"
Legal Description

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and desiganted as follows:

Land in Davidson County being Lot No. 114 on the Plan of Haileywood Estates, Section VI, as of Record in Book 2331, page 158, Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Kevin B. Wolfe and Laurie A. Wolfe, husband and wife to Richard McDuffe II, unmarried and Janet Henry, unmarried, joijnt tenants with rights of survivorship, as described in ~~Doc#2000-00064578~~, Dated 6/23/2000, Recorded 6/29/2000 in DAVIDSON County Records.

Doc # 20000629-0064578

Tax/Parcel ID: 14615003900

True Copy Certification

I, Terri Baker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according ~~to law~~.

Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] Terri Baker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries