BILL GARRETT, Davidson County
Trans:T20110020253 DEEDWARR
Recvd: 04/06/11 14:10 3 pgs
Fees:18.00 Taxes:1109.63
20110406-0026708

Return To:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
660355 2010-08311
Chasity Philpott

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) National Residential Nominee Services, Inc	(NAME) SAME	171-04-0A-041.00
(STREET ADDRESS OR ROUTE NUMBER) 5412 Brownstone Drive	(STREET ADDRESS) SAME	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jeremy W. Duncan and Marsha K. Duncan, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said National Nominee Services, Inc. ** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20070709-0078435 in the Register's Office of Davidson County, Tennessee.

STATE OF
COUNTY OF Knox The actual consideration or value whichever is greater, for this transfer is $299,900.00

Affiant Stacy M Harper

Subscribed and sworn to before me this the 24 day of March 2011

Notary Public Leslie Husby

My commission expires: 2.2.14
(Affix Seal)

LESLIE HUSBY
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 2-2-2014
KNOX COUNTY

This is unimproved ( ), known as 5412 Brownstone Drive, Brentwood, TN 37027

**a Corporation organized and exisiting under the laws of the State of Delware

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 18th 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.

Jeremy W. Duncan

Marsha K. Duncan

STATE OF
COUNTY OF

Personally appeared before me, Kaye E Halle, a Notary Public in and for said County and State, Jeremy W. Duncan, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2010.

Kaye E Halle

Notary Public

My Commission Expires:

3/24/14

KAYE E. HALLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(This area for official notarial seal)

STATE OF
COUNTY OF

Personally appeared before me, Kaye E Halle, a Notary Public in and for said County and State, Marsha K. Duncan, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2010.

Kaye E Halle

Notary Public

My Commission Expires:

3/24/14

KAYE E. HALLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(This area for official notarial seal)

FRS File No.: 660355 Customer File No.: 2010-08311 Jeremy W. Duncan

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 86, on the Plan of Section One, Brownstone, of record in Book 9700, Pages 496 and 497, Register's Office for said County, to which plan reference is hereby made for a more complete description.