B04 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,000.00.

Rebecca L Duncan
Affiant

Subscribed and sworn to me on September 22, 2011.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25135SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rebecca L. Duncan 770 Bresslyn Road Nashville, TN 37205	SAME AS NEW OWNER	115-03-46

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Todd A. Bricker and wife, Jamie R. Bricker, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Rebecca L. Duncan, a single woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Brook Meade Subdivision, Section 5, of record in Book 2133, page 102, 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 Todd A. Bricker, an unmarried person, by Warranty Deed dated April 22, 2004, from Bryan E. Larson, an unmarried person, of record as Instrument No. 20040422-0045855, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on the Plan of record in Book 2133, page 102, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110059235 DEEDWARR
Recvd: 09/23/11 12:13 2 pgs
Fees:13.00 Taxes:987.90
20110923-0073818

4. Easement for sanitary sewers and/or storm drainage of record in Book 5321, page 449, in said Register's Office.

5.

This property is also known as improved property located at 770 Bresslyn Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands on September 22, 2011.

Todd A. Bricker

Jamie R. Bricker

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 22, 2011, before me personally appeared Todd A. Bricker and Jamie R. Bricker to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 22, 2011.

NOTARY PUBLIC

My Commission Expires:

MICHAEL T. SCHMITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Michael T. Schmitt
My Commission Expires
July 3, 2012
STATE OF TENNESSEE