BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: **$351,000.00** Affiant Subscribed and sworn to before me, this 2nd day of November, 2011. Notary Public My commission expires: 3/4/15

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110071059 DEEDWARR
Recvd: 11/10/11 10:00 2 pgs
Fees:13.00 Taxes:1298.70
20111110-0087991

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Martha J. Braun	**New Owner**	**Map 130, Group 05-0, Parcel 085.00**
119 Taggart Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dorothy L. Duncan, Trustee of the Dorothy L. Duncan Revocable Living and Trust dated October 24, 2003.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha J. Braun

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 Block "E" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Harold Eli Duncan and wife, Dorothy Miles Duncan, by Warranty Deed, from Olan C. Bain and wife, Ellen Parker Bain, of record in Book 1756, page 379, dated September 13, 1949. Harold E. Duncan and Dorothy L. Duncan conveyed their interest in said property by Quitclaim Deed, to The Harold E. Duncan and/or Dorothy L. Duncan Revocable Living Trust, through Harold E. Duncan and Dorothy L. Duncan, Trustees, of record in Instrument No. 20040416-0042969, dated October 24, 2003, Register's Office for Davidson County, Tennessee. The Harold E. Duncan, having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 1130, pages 71 and 72, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as **119 Taggart Avenue, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 2nd day of November, 2011.

Dorothy L. Duncan, Trustee of the
Dorothy L. Duncan Revocable Living Trust dated
October 24, 2003.

By: Dorothy L. Duncan Trustee
Dorothy L. Duncan, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Dorothy L. Duncan, Trustee of the Dorothy L. Duncan Revocable Living and Trust dated October 24, 2003., the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2011.

Notary Public

My Commission Expires: 5-26-2013

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **110720KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027