Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031

Davidson County DEEDWARR
Recvd: 11/30/11 14:19 4 pgs
Fees:22.00 Taxes:0.00
20111130-0093193

Returned to:

JOAN EVELYN ARCHER
6508 CHESSINGTON DRIVE
NASHVILLE, TN 37221

T011-408782
JA16

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 18th day of November, 2011, by and between

JOAN EVELYN ARCHER

Hereinafter referred to as Grantor, and

JOAN EVELYN ARCHER, AN UNMARRIED WOMAN

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

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 successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors 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, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Joan Evelyn Archer
JOAN EVELYN ARCHER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JOAN EVELYN ARCHER, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 18th day of NOVEMBER 2011

MORRIS H. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Morris H. Miller
Notary Public Morris H. Miller
Commission expires: 9-9-2014

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201126152

Joan Evelyn Archer
Affiant

MORRIS H. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 18th day of NOVEMBER, 2011.

Morris H. Miller
Notary Public Morris H. Miller
Commission Expires 9-9-2014

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
JOAN EVELYN ARCHER	JOAN EVELYN ARCHER	6508 CHESSINGTON DRIVE NASHVILLE, TN 37221
6508 CHESSINGTON DRIVE	6508 CHESSINGTON DRIVE	MAP PARCEL NO.:
NASHVILLE, TN 37221	NASHVILLE, TN 37221	155-08-0C-012.00

EXHIBIT A

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 12, POPLAR CREEK ESTATES, PHASE 2, AS OF RECORD IN BOOK 6900, PAGES 339-347 OF THE DAVIDSON COUNTY REGISTER'S OFFICE TO WHICH REFERENCE IS MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED FROM BARRETT I. DUKE AND DENISE I. DUKE TO JOAN EVELYN ARCHER BY DEED RECORDED 9/9/03 IN INSTRUMENT NO. 20030909-0131474, IN THE REGISTER'S
OFFICE OF THE DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM BARRETT I. DUKE AND DENISE I. DUKE TO JOAN EVELYN ARCHER BY DEED RECORDED 09/09/2003 IN INSTRUMENT 20030909-131474 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 155-08-0C-012.00 ADDRESS: 6508 CHESSINGTON DR; NASHVILLE, TN 37221

True Copy Certification

I, REBECCA LUDWIG, 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.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Gina Barbour a notary public for this county and state, REBECCA LUDWIG who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gina Barbour
Notary's Signature

My Commission Expires: 1/10/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbour, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES