THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30301-10-2011**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Carol R. Duncan Affiant Subscribed and sworn to before me this 4th day of January, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Robert M. Burns, Jennifer M. Burns 415 West Hillwood Drive Nashville, TN 37205	**Send Tax Bills To:** Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 103 130 05900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol R. Duncan and husband, Gary W. Duncan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert M. Burns and wife, Jennifer M. Burns** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 415 West Hillwood Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Gary W. Duncan joins in the execution of this instrument to convey and marital interest he may have in subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of January, 2012.

Carol R. Duncan

Gary W. Duncan

BILL GARRETT, Davidson County
Trans:T20120003178 DEEDWARR
Recvd: 01/13/12 11:19 2 pgs
Fees:13.00 Taxes:3200.50
20120113-0003718

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carol R. Duncan and Gary W. Duncan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2012.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Tract I:

Land in the 8th, formerly the 12th, Civil District of said County, being a lot on the Map of Hillwood Estates, not of record, described according to a survey made by Z. T. Wilkinson, Surveyor, August 6, 1941, as follows:

Beginning on the southerly side of West Hillwood Boulevard 49.2 feet east of a concrete monument marked "P.T."; thence with the southerly margin of said Boulevard South 65 deg. East 146.6 feet to a concrete monument, continuing with said Boulevard, South 64 deg. East 53.4 feet to the beginning of a curve; thence around said curve in a southeasterly direction 74.5 feet to the westerly margin of Tupper Road; thence with said Road, South 9 deg. East 147.5 feet to an iron pin, continuing with said Road, South 10 deg. East 16.7 feet to an iron pin; thence leaving said Road westwardly 350 feet to an iron pin; thence, North 48 deg. 15 min. West 78.4 feet to an iron pin; thence, North 32 deg. East 295 feet to the beginning, containing 2.013 acres, more or less.

Being the same property conveyed to Carol R. Duncan, married, by deed dated July 1, 1998, from Mary M. McGavock, unmarried, of record in Book 11006, page 419, Register's Office for Davidson County, Tennessee.

Tract II:

Land in the 8th, formerly the 12th, Civil District of said County, being a lot on the Map of Hillwood Estates, not of record, described according to a survey made by Z. T. Wilkinson, Surveyor, October 10, 1952, as follows:

Beginning on the southerly margin of West Hillwood Drive at the northwest corner of the property conveyed to Edward J. McGavock and wife, by deed from H. G. Hill Realty Company, of record in Book 2014, page 365, Register's Office for said County; thence with said McGavock's westerly line south 32 degrees west 295 feet to said McGavock's southwest corner; thence with said McGavock's southerly line south 48 degrees 15 minutes east 78.4 feet to an iron pin; thence westwardly 100 feet to an iron pin; thence north 58 degrees 30 minutes west 50 feet to an iron pin; thence north 32 degrees east 355.3 feet to an iron pin 1 foot west of a concrete monument in the southerly margin of West Hillwood Drive; thence with said Drive south 65 degrees east 50 feet to the beginning.

Being the same property conveyed to Carol R. Duncan by quitclaim deed dated August 12, 2010, from Mary McGavock Beard, of record in Instrument No. 20100820-0065823, quitclaim deed dated August 12, 2010, from Kevin McGavock, of record in Instrument No. 20100820-0065824, and quitclaim deed dated August 13, 2010, from Edward Jacob McGavock, of record in Instrument No. 20100820-0065825, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Easement of record in Book 2155, page 174, Register's Office for Davidson County, Tennessee.