FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **2/10/2012** Notary Public MY COMMISSION EXPIRES: 3/8/15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120012621 DEEDWARR
Recvd: 02/21/12 14:36 2 pgs
Fees:13.00 Taxes:444.00
20120221-0014897

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**12-0022**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard R. Lenz and Roxanne Renie Lenz	**First Community Mortgage, Inc.**	**075-06 16.00**
(NAME) **MAIL TO: 102 Belinda Drive**	(NAME) **275 Robert Rose Drive**	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **James Kyle Duncan and Karen Duncan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leonard R. Lenz and Roxanne Renie Lenz, husband and wife,** 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:

Being Lot 246, Hermitage Estates, as shown on plat of record in Plat Book 3300, pages 70-71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Kyle Duncan and Karen Duncan, by Warranty Deed recorded 7/9/2004 at Instrument Number 20040709-0081661, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **8402 Gullett Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **10th** day of **February, 2012.**

James Kyle Duncan

James Kyle Duncan by Tommy Gleaves his Attorney in Fact

By: Tommy Gleaves, As Attorney In Fact

Karen Duncan

Karen Duncan by Tommy Gleaves her Attorney in Fact

By: Tommy Gleaves, As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned Notary, personally appeared Tommy Gleaves, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of James Kyle Duncan and Karen Duncan, and who acknowledged that he executed the same as the free act and deed of the said James Kyle Duncan and Karen Duncan, by virtue of a Power of Attorney, duly executed and filed for record.

Witness my hand and official seal this 10th day of February, 2012.

NOTARY

My Commission Expires: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON