Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0239

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2012

Notary Public
Commission Expires: 3 · 21 · 2016

M. KRISTIN SELPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20120030218 DEEDWARR
Recvd: 04/25/12 11:01 2 pgs
Fees:13.00 Taxes:418.10
20120425-0035380

Address of New Owner	Send Tax Bills To:	Map & Parcel
Clarence L. Duncan, Jr. 3505 Mt. View Ridge Dr. Antioch, TN 37013	Franklin American Mortgage Company 501 Corporate Centre Dr., Ste. 400 Franklin, TN 37067	150120C00200CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Kevin P. Fogarty and Rachel J. Devore

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clarence L. Duncan, Jr. and Tanya Duncan

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 all of Lot No. 2, on the Final Plat, Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, page 36, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20010207-0012283, of record Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kevin P. Fogarty, unmarried and Rachel J. Devore, unmarried, as joint tenants with expressed right of survivorship, of record in Instrument No. 20050602-0062843, said Register's Office, dated 05/31/2005, recorded 06/02/2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3505 Mt. View Ridge Dr., Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of April, 2012.

Kevin P. Fogarty

Rachel J. Devore

Rachel J. Devore

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin P. Fogarty and Rachel J. Devore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of April, 2012.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)

Notary Public
My Commission Expires: 1-18-2016