WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120041466 DEEDWARR
Recvd: 06/06/12 07:31 2 pgs
Fees:13.00 Taxes:1517.00

20120606-0049121

R-WR-12-2043

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter L. Duncanson	Peter L. Duncanson	
1280 Buckingham Circle	1280 Buckingham Circle	
Franklin, TN 37064	Franklin, TN 37064	104-11-327
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we TODD R. CRUSE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETER L. DUNCANSON AND WIFE, CYNTHIA K. DUNCANSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 50.00 FEET LOT NO 103 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE OF RECORD IN PLAT BOOK 421, PAGE 7, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PART OF SAID LOT NO. 103 FRONTS 50 FEET ON THE WESTERLY SIDE OF 24TH AVE, SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 160.00 FEET TO AN ALLEY.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 5.0 FEET OF LOT NO. 104 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE OF RECORD IN PLAT BOOK 421, PAGE 7, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PART OF LOT 104 FRONTS 5.0 FEET ON THE WESTERLY SIDE OF 24TH AVE, SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 160.00 FEET MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO TODD R. CRUSE BY DEED FROM AMY P. WHEELER AKA AMY PIERCE OF RECORD IN INSTRUMENT NUMBER 20070119-0007999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 21, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 7; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2043 24th Avenue South, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4th day of June, 2012.

Todd R. Cruse

Carlie Crenshaw Cruse

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd R. Cruse, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of June, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of June, 2012, before me personally appeared ~~Todd R. Cruse to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of~~ Carlie Crenshaw Cruse and who acknowledged he/she/they executed the same as the free act and deed of the said Carlie Crenshaw Cruse.

Witness my hand and official seal, this the 4th day of June, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903