BILL GARRETT, Davidson County
Trans:T20120043469 DEEDWARR
Recvd: 06/13/12 09:30 2 pgs
Fees:13.00 Taxes:758.50

20120613-0051547

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 205,000.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2012.

Notary Public

My commission expires:
1/27/15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRYAN J. DOUGLAS	F&M BANK	07313007800
1507 WENDELL AVENUE	50 FRANKLIN STREET	
NASHVILLE, TN 37206	CLARKSVILLE, TN 37206	
		FILE: ST2012-0748

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 ACKNOWLEDGE, WE,

ROGER D TUCKER, UNMARRIED and PEGGY DANIEL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRYAN J. DOUGLAS, a single man

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 Lot No. 12 on the Map of Dugger Heights, No. Two, as of record in Book 1424, Page 135, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 70 feet on the east side of Wendell Avenue and runs back between lines 242.9 feet on the north line and 247.7 feet on the south line to a line in the rear on which it measures 70 feet.

BEING THE SAME PROPERTY CONVEYED TO ROGER D TUCKER AND PEGGY DANIEL BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE DATED 02/8/12 AND RECORDED ON 2/13/12 IN INSTRUMENT NO. 20120213-0012529, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 1424, Page 135, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1507 WENDELL AVENUE, NASHVILLE, TN 37206.

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 in 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.

Witness my/our hand(s) this 8th day of June, 2012.

ROGER D TUCKER

PEGGY DANIEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROGER D TUCKER and PEGGY DANIEL, the within named Grantors, 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, at office, this 8th day of June, 2012.

Notary Public

KRISTEN M. TRAINI
Notary Public
At Large
SUMNER COUNTY, TENN.

My Commission Expires: AUG 2 1 2012