BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120054879 DEEDWARR
Recvd: 07/26/12 10:31 3 pgs
Fees:18.00 Taxes:1328.30
20120726-0065711

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
691867 416523-000315
Kay Long

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Luke R. Duncan	(NAME) Tennessee Bank & Trust	160-07-35.00
(STREET ADDRESS OR ROUTE NUMBER) 517 Baxter Lane	(STREET ADDRESS) 4007 Hillsboro Road	
(CITY) Nashville, (STATE) TN (ZIP) 37220	(CITY) Nashville, (STATE) TN (ZIP) 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jennifer G. Hillenmeyer and Christopher L. Hillenmeyer, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Luke R. Duncan and wife, Sarah P. Duncan the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20080415003816 3 in the Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 359,000.00

Affiant _____

Subscribed and sworn to before me this the 25th day of July, 2012.

Notary Public Kathy Snider

My commission expires:

(Affix Seal)

This is unimproved ( ), known as 517 Baxter Lane, Nashville, TN 37220

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 12th day of May, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jennifer G. Hillenmeyer

Christopher L. Hillenmeyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Forrest L. Mote, a Notary Public in and for said County and State, Jennifer G. Hillenmeyer, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2012.

Notary Public
My Commission Expires: 10/24/2015

(This area for official notarial seal)

FORREST L MOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY TN
My Commission Expires October 24 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Forrest L Mote, a Notary Public in and for said County and State, Christopher L. Hillenmeyer, the within named bargainor married (fill in marital status), 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, at office, this 12th day of May, 2012.

Notary Public
My Commission Expires: 10/24/2015

(This area for official notarial seal)

FORREST L MOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY TN
My Commission Expires October 24 2015

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: P12-4554-BW Commitment No.: P12-4554/3895972

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Broadwell Acres, of record in Book 2663, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Christopher L. Hillenmeyer and Jennifer G. Hillenmeyer, husband and wife, by deed from John Hodsdon and Mary M. Hodsdon, husband and wife of record in Instrument No. 200804150038163, Register's Office for Davidson County, Tennessee, dated April 10, 2008.