WARRANTY DEED

Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-2014
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MELISSA J. BUKOWSKI-SPECKI
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Natalia Staravoitava	Acopia, LLC d/b/a Accurate Mortgage	14701004600
(NAME)	(NAME)	
4733 Danby Drive	306 Northcreek Blvd. Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Goodlettsville, TN 37072	
(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, Gary Lovell Duncan and Mark Charles Duncan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Natalia Staravoitava, 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, described as follows: Being Lot No. 289 on the Planof Caldwell Hall, Section 2, as of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to Charles E. Duncan, by deed of record in Book 8342, Page 542, Register's Office for Davidson County, Tennessee. Charles E. Duncan having since died testate leaving this property to his only children, Gary Lovell Duncan and Mark Charles Duncan reference Probate # 11P667, Davidson County Probate Court.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4733 Danby Drive, Nashville, TN 37211
(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 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.

BILL GARRETT, Davidson County
Trans:T20120055384 DEEDWARR
Recvd: 07/27/12 12:17 2 pgs
Fees:13.00 Taxes:536.13
20120727-0066441

Witness our hands this 24th day of July, 2012.

Gary Lovell Duncan

Mark Charles Duncan by Edith H. Johnston Atty in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Lovell Duncan 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of July, 2012.

Commission expires:

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Notary Public

AND

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of July, 2012, before me personally appeared Edith H. Johnston, the person who executed the foregoing instrument on behalf of Mark Charles Duncan and who acknowledged that she executed the same as the free act and deed of the said Mark Charles Duncan, through Power of Attorney granted her by the said Mark Charles Duncan.

Witness my hand and official seal at Nashville, Tennessee this 24th day of July, 2012.

Commission expires:

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Notary Public