WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

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

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Chambers	Debra Chambers	Map 120-6
(NAME) 1321 Saturn Drive	(NAME) 1321 Saturn Drive	Parcel 24
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(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, **PATRICK DUGGAN AND WIFE, MELODY RAMSEY DUGGAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBRA CHAMBERS, UNMARRIED,** 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 the northerly part of Lot No. 149 on the Plan of Stardust Acres of record in Plat Book 1424, page 92, Register's Office for Davidson County, Tennessee. Said part of Lot No. 149 fronts 60 feet on the southerly margin of Saturn Drive and runs back between lines measuring 210.6 feet on the westerly line and 193.2 feet on the easterly line to the right-of-way line of Briley Parkway on the rear, measuring 87 feet thereon.

Being the same property conveyed to Melody Ramsey, unmarried, and Patrick Duggan, unmarried, by deed from Philana J. McClendon, married, of record in Instrument No. 20070202-0014301, said Register's Office. Melody Ramsey and Patrick Duggan have since married. Melody Ramsey is now known as Melody Ramsey Duggan.

This conveyance is subject to (a) 2013 real property taxes; and (b) all matters appearing on the plan of record in Book 1424, page 92, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1321 Saturn Drive, Nashville, Tennessee 37217

(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:T20130013443 DEEDWARR
Recvd: 02/19/13 09:18 2 pgs
Fees:13.00 Taxes:410.70

20130219-0016089

Witness our hands this 15th day of February, 2013.

Patrick Duggan

Melody Ramsey Duggan

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 Patrick Duggan and Melody Ramsey Duggan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public