THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Michael Duncan
1500 Hidden Meadow Drive
Cottontown, TN 37048

Send Tax Bills To
Same

Parcel Id. No.
148 01 0 018.00

Warranty Deed

For and in consideration of the sum of $105,000.00, the receipt of which is hereby acknowledged, Mildred L. Duncan, a widow, Grantor, transfer and convey her interest to Michael Duncan, Grantee, a certain tract or parcel of land located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 236 on the Plan of Hillbrook, Section Two as of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mildred L. Duncan, a widow, by deed from John Alvin Owsley and wife, Sarah E. Owsley of record in Book 8008, Page, 185, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for:

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, her heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

This is improved property known as: 229 Wallace Road, Nashville, TN 37211.

Signed on March 12, 2013

Mildred L. Duncan by James Walter Duncan, Jr., Grantor

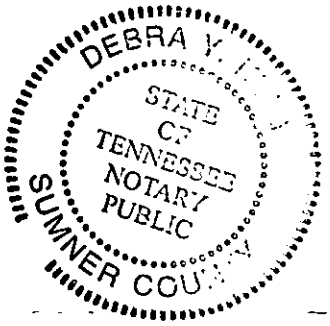
BILL GARRETT, Davidson County
Trans:T20130021065 DEEDWARR
Recvd: 03/14/13 14:16 2 pgs
Fees:13.00 Taxes:388.50
20130314-0025664

State of Tennessee
County of Sumner

On March 12, 2013, personally appeared before me James Walter Duncan, Jr., with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Mildred L. Duncan, and who acknowledged that he executed the same as attorney-in-fact for Mildred L. Duncan

Notary Public

My commission expires: July 30, 2014



State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $105,000.00.

Subscribed and sworn to before me on March 12, 2013.

Michael Duncan, Affiant

Notary Public
My commission expires: July 30, 2014

