WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20130026630 DEEDWARR
Recvd: 04/02/13 14:10 2 pgs
Fees:13.00 Taxes:345.31
20130402-0032455

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,326.66.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2013.

Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, TN 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
EMILY R. DUNCAN SPRUILL **2105 Porter Road** **Nashville, TN 37206**	**SAME**	**07216004400**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **We, CYNTHIA DUNCAN LEWELLEN, a married person and JAMES F. DUNCAN, a married person**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY R. DUNCAN SPRUILL, an unmarried person**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Burchwood Gardens, Section 1, as of record in Book 2900, page 16, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Porter Road, the common corner of Lots 5 and 6; thence with the line between said lots, northwardly 139.12 feet to a point; thence eastwardly 148.62 feet to a point in the westerly margin of Haden Drive; thence with the margin of the same, southwardly 132 feet to a point, the beginning of a curve; thence southwestwardly around said curve with a radius of 25 feet, 39.26 feet to a point in the northerly margin of said Porter Road; thence with the margin of the same, westwardly 126 feet to the beginning.

BEING the same property conveyed to Margaret E. Duncan by deed from James R. Vanoy and wife, Melinda S. Vanoy of record in Book 4943, page 593, Register's Office for Davidson County, Tennessee. The said Margaret E. Duncan, unmarried, having since died. By the Last Will and Testament of Margaret E. Duncan, said property was bequeathed to her nieces, Cynthia Duncan Lewellen and Emily R. Duncan and to her nephew, James F. Duncan. Said Will, Docket Number 12P-135, was probated on January 25, 2012 at 3:43 P.M., in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is the same legal description that was used in the previous deed of conveyance.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property known as 2105 Porter Road, Nashville, Tennessee 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 aid 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.

WITNESS our hands this 1st day of April, 2013.

Cynthia Duncan Lewellen
CYNTHIA DUNCAN LEWELLEN

James F Duncan
JAMES F. DUNCAN

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 CYNTHIA DUNCAN LEWELLEN and JAMES F. DUNCAN ., the bargainors, 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 1st day of April, 2013.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/28/2013