Return to: JTc
#25228-3

BOX 14

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #13-1113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelly R. Duggan, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Spencer S. Jones and Andrea L. Jones, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 5 Block 3 on the Plan of W.V. Davidson's Hillsboro Highlands Sections 2 & 3, as of record in Platt Book 843, Page 23, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kelly R. Duggan by deed from George A. Hill and wife Marion G. Hill, dated November 11, 1988 of record in Book 7699, page 869, Register's Office for Davidson County, Tennessee.

Spouse of Kelly R. Duggan joins in the execution of this instrument to convey any marital interest he may have in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3030 23rd Avenue South, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of August, 2013.

Kelly R. Duggan

Bradley Sanders

BILL GARRETT, Davidson County
Trans:T20130066419 DEEDWARR
Recvd: 08/02/13 13:56 2 pgs
Fees:13.00 Taxes:1433.75

20130802-0081037

State of Tennessee)
County of Davidson)

On this 2nd day of August, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kelly R. Duggan and Bradley Sanders, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence), to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KELLY M. BREW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 387,500.00.

Affiant

Sworn and subscribed before me on this the 2nd day of August, 2013.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public

My Commission Expires: _____

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Spencer S. Jones 3030 23rd Avenue South Nashville, TN 37215	Avenue Bank 3823 Cleghorn Avenue Nashville,TN 37215	117-6-46