Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2013.

Notary Public
My commission expires: 12-6-16

Address of New Owner:	Send Tax Bills to:	Tax Information
Tammy Venisha Duncan 4880 Peppertree Drive Antioch, TN 37013	New Owner	165514015400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, YVETTE SNEED, Married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to TAMMY VENISHA DUNCAN, hereinafter called the Grantees, their successors 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 Lot No. 265 on the Plan of Section 14, Peppertree Forest, of record in Book 7900, Page 505, Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Yvette Sneed by deed from Anita C. Poston dated 4/26/99 of record in Book 11451, Page 218, Register's Office of Davidson County, Tennessee. Yvette Sneed has since married Hartley F. Ernest who joins in the execution of this instrument to convey any marital interest he may have in said property.

SUBJECT TO all matters appearing on plat of record in Book 7900, Page 505, and to any and all other conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 4880 Peppertree Drive, Antioch, Tennessee 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of August, 2013.

BILL GARRETT, Davidson County
Trans:T20130076482 DEEDWARR
Recvd: 09/04/13 14:05 2 pgs
Fees:13.00 Taxes:370.00
20130904-0093218

YVETTE SNEED

HARTLEY F. ERNEST

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 Yvette Sneed and Hartley F. Ernest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 30th day of August, 2013.

Notary Public

My Commission expires: 12-6-16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires