Touchstone Title & Escrow, LLC
318 Seaboard Lane
Suite 114
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $159,000.00

Tara Clanton
Affiant

Subscribed and sworn to before me, this 16th day of September, 2013.

Notary Public
My commission expires: _____

05-1308-66092

Address of New Owner:	Send Tax Bills to:	Tax Information
Michelle Duncan 1355 Greenland Avenue Nashville TN 37216	NEW OWNER	061-16-0-149.00

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, Tara Monique Clanton, a married woman hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michelle 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: *an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 28, Block "C", on the Plan of Greenland Estates, of record in Book 974, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tara Monique Clanton, unmarried by deed from Marianne Elissa Osiel, unmarried, dated November 3, 1998, recorded November 12, 1998, of record in Book 11201, Page 818, Register's Office for Davidson County, Tennessee.

Jon Taylor, spouse of grantor herein, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1355 Greenland Avenue, Nashville, TN 37216

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.

BILL GARRETT, Davidson County
Trans:T20130082094 DEEDWARR
Recvd: 09/23/13 10:42 2 pgs
Fees:13.00 Taxes:588.30

20130923-0099708

WITNESS my hand this 13th day of September, 2013.

Tara Monique Clanton

Jon Taylor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tara Monique Clanton and Jon Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 13th day of September, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 4/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY