6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086118 DEEDWARR
Recvd: 10/04/13 13:50 2 pgs
Fees:13.00 Taxes:601.25
20131004-0104642

R-RP-13-828

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/8/2017
(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shamille Wharton	Sumner Bank & Trust	
828 N 2nd St.	(NAME) 780 Browns Lane	
(ADDRESS) Nashville, TN 37027	(ADDRESS) Gallatin, TN 37066	082-07-0-035.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LACEY DEAVER DUNCAN FKA LACEY M. DEAVER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAMILLE WHARTON, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 24 ON THE PLAN OF SHIELDS, DAVIS, SHARPE AND HORN'S SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 86, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LACEY M. DEAVER, AN UNMARRIED WOMAN BY DEED FROM TROY SHAFER, UNMARRIED OF RECORD AT INSTRUMENT NO. 20100510-0035752, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 30, 2010 AND RECORDED ON MAY 10, 2010. LACEY M. DEAVER HAVING SINCE MARRIED AND NOW BEING KNOWN AS LACEY DEAVER DUNCAN.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 86, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

MATTHEW DUNCAN, SPOUSE OF LACEY DEAVER DUNCAN, JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 828 N 2nd St., Nashville, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/our hand(s) this 27th day of September, 2013.

Lacey Deaver Duncan

Lacey Deaver Duncan

Matthew Duncan

Matthew Duncan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lacey Deaver Duncan and Matthew Duncan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of September, 2013.

Notary Public

My Commission Expires: 5 2014

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903