BILL GARRETT, Davidson County
Trans: T20130101737 DEEDWARR
Recvd: 12/04/13 10:07 2 pgs
Fees: 13.00 Taxes: 425.50

20131204-0123421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 115,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2013.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GLORIA S. DUNCAN	NEW OWNER	142090A02100CO
821 TODD PREIS DRIVE	SAME	
NASHVILLE, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

VICTORIA ELIZABETH HOPPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GLORIA S. DUNCAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit Number 109 of Section 1 Doral Country Villa, a horizontal property regime established by Master Deed of record in Book 5011 at page 395 as amended in Book 5015, page 251 and in Book 5124, page 163, the Plat of which is of record in Plat Book 4860 page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO VICTORIA ELIZABETH HOPPER BY WARRANTY DEED FROM JANIS A. NAY, UNMARRIED, DATED 12/22/1994 AND RECORDED ON 12/30/1994 IN BOOK 9559 PAGE 612 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 821 TODD PREIS DRIVE, NASHVILLE, TN 37221.

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 said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 21st day of November, 2013.

Victoria Elizabeth Hopper

VICTORIA ELIZABETH HOPPER

STATE OF California
COUNTY OF San Francisco

Personally appeared before me, a Notary Public of said County and State, VICTORIA ELIZABETH HOPPER, the within named Grantors, 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, at office, this 21st day of November, 2013.

Susan Baker-Lehne

Notary Public

My Commission Expires: 8-25-2017

SUSAN BAKER-LEHNE
Commission # 2038739
Notary Public - California
San Francisco County
My Comm. Expires Aug 25, 2017