Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2014

Notary Public
My commission expires: 3-19-17

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

17-1403-171382

Address of New Owner:	Send Tax Bills to:	Tax Information
Duane E. Duffy 6523 Cougar Drive Nashville TN 37209	First Bank 3500 Blue Lake Dr., Ste 325 Birmingham, AL 35243	102-04-0-207.00

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, **Vicky Robbins, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Duane E. Duffy and wife, Barbara A. Duffy**, 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. 775, on the Plan of Charlotte Park, Section 22, of record in Book 3700, Pages 67 and 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicky Robbins, unmarried by deed from Ronald Jackson, married but no homestead interest, dated July 30, 2013, recorded August 12, 2013, of record in Instrument No. 20130812-0084387, Register's Office for Davidson County, Tennessee.

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 6523 Cougar Drive, Nashville, TN 37209

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:T20140022220 DEEDWARR
Recvd: 04/02/14 13:58 2 pgs
Fees:13.00 Taxes:543.90
20140402-0027425

WITNESS my hand this 28th day of March, 2014.

Vicky Robbins

Vicky Robbins

STATE OF TENNESSEE
COUNTY OF Dickson

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

Witness my hand in Dickson, TN, this 28th day of March, 2014.

Notary Public
My Commission expires 6/29/16

ARIC D. HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF HICKMAN