WARRANTY DEED

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,600.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2014.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nick Dorroll	Nick Dorroll	09206035900
(NAME)	(NAME)	
718 Thompson Lane, S. 108-175	718 Thompson Lane, S. 108-175	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140029764 DEEDWARR
Recvd: 05/01/14 09:45 2 pgs
Fees:13.00 Taxes:42.92

20140501-0036675

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Helen Marie Duncan, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nick Dorroll, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 39 on the Plan of the Map of L. C. Thuss Subdivision of part of the Barrow Lands, of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee. Said Lot No. 39 fronts 40 feet on the easterly side of 29th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles Henry Duncan and wife, Helen Marie Duncan by Warranty Deed from Ella Frierson which deed is dated September 20, 1958 and recorded in Book 2810, Page 101, Register's Office for Davidson County, Tennessee and by Deed of Correction of record in Book 3501, Page 279, said Register's Office. The said Charles Henry Duncan having since died on **January 20, 1990.**

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF THE MAP OF L. C. THUSS SUBDIVISION OF PART OF THE BARROW LANDS OF RECORD IN BOOK 547, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☑

This is improved ☐ property, known as 734 29th Avenue North, Nashville, TN 37209
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 29th day of April, 2014.

Helen Marie Duncan

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Helen Marie Duncan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

