BILL GARRETT, Davidson County
Trans:T20140040009 DEEDWARR
Recvd: 06/06/14 11:39 2 pgs
Fees:13.00 Taxes:777.00

20140606-0049440

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$210,000.00** (Two Hundred Ten Thousand).

AFFIANT

Subscribed to and sworn before me this 2nd day of June, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)

My Commission Expires OCT 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hidden Valley Properties, LLC 1309 Norvel Avenue Nashville, TN 37216	Hidden Valley Properties, LLC P. O. Box 40934 Nashville, Tennessee 37204	06115021000

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **SHARON L. DUNCAN, widow**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HIDDEN VALLEY PROPERTIES, LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR 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 the east 30 feet of Lot No. 28 and the west 30 feet of Lot No. 29 on the Map of M.N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County, described as follows:

Said parts of said lots adjoin and front together 60 feet on the north side of Norvell Avenue and run back between lines 126 feet 8 inches on the westerly line and 125 feet 7 inches on the easterly line to a dead line in the rear on which it measures 60 feet, more or less.

Being the same property conveyed to Harry B. Duncan and wife, Sharon L. Duncan by deed from Marc J. Clark and wife, Tonda H. Clark of record in Book 7930, Page 204, Register's Office for Davidson County, Tennessee. Harry B. Duncan having since died on March 15, 2014, a resident of Davidson County, Tennessee, and being survived by his spouse, Sharon L. Duncan.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1309 NORVEL AVENUE** **NASHVILLE,TN37216**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

S FD

LTSR Number: GTE File: 2014

WITNESS, this 2nd day of June, 2014

Sharon L. Duncan

Sharon L. Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of June, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sharon L. Duncan** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 2nd day of June, 2014.

Notary Public

Commission Expires:

JEFFREY M. CARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016