WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M-14-1146

BILL GARRETT, Davidson County
Trans:T20140069639 DEEDQC
Recvd: 09/17/14 13:36 2 pgs
Fees:12.00 Taxes:0.00
20140917-0085379

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles L. Duncan 5973 Cane Ridge Road Antioch, TN 37013	SWBC Mortgage Corp 9311 San Pedro Avenue, Ste 100 San Antonio, TX 78216	182-00-0-145.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Charmaine Duncan
Affiant

Subscribed and sworn to before me, this the 11th day of September, 2014.

Notary Public

My Commission Expires: 10-02-17
(Affix Seal)

COUNTY OF WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
LLORA O. DARRAH

QUITCLAIM DEED

For the express purpose of making a re-conveyance to create a fee simple title in accordance with the Final Decree of Divorce entered as Docket No. 13D-1099 in the Fourth Circuit Court for Davidson County, Tennessee, and for good and valuable consideration, and no monetary consideration, I, **Charmaine Duncan,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Charles L. Duncan**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 1, of Reuben Anderson Subdivision, of record in Book 5200, page 273, Register's Office for Davidson County, Tennessee, and further described according to a survey made by Perry A. Chapelaine, Jr., dated April 2, 1980, as follows:

BEGINNING at an iron pin on the West margin of Cane Ridge Road, Southeast corner of Book 4628, page 81, then with said margin, South 37° 07' 22" East 100.0 feet to an iron pin; then leaving road, S 55° 37' 07" W 180.53 feet to an iron pin; S 39° 57' 25" W 100' to an iron pin; S 74° 20' 16" West, 240.05 feet to an iron pin; North 71° 25' 10" West, 295.85 feet to an iron pin; North 18° 34' 50" East, 210.00 feet to an iron pin in the South line of Book 4628, page 81; also the east line of a three acre tract; then with a

fence and with said South line of Book 4628, page 81, South 71° 25' 10" East, 228.76 feet to a point in a pond; then North 73° 08' 39" East, 366.17 feet to an iron pin; South 83° 26' 42" East, 30.43 feet to the point of beginning, containing 3.10 acres, more or less.

Included with this parcel, there is a 50 foot easement along the Southern boundary line of said property as referenced and reserved in Book 5607, page 544, Register's Office for Davidson County, Tennessee. Said easement fronts 50 feet on Cane Ridge Road.

Being the same property conveyed to Charles L. Duncan and wife, Charmaine Duncan by Warranty Deed from Oscar C. Davison and wife, Theresa Ann Davison, dated March 28, 2000, recorded April 3, 2000, of record in Instrument No. 200004030032946, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: 5973 Cane Ridge Road, Antioch, TN 37013

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.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 13 day of September, 2014.

Charmaine Duncan

Charmaine Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Charmaine Duncan**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 13 day of September, 2014.

Notary Public

My Commission Expires: 10.02.2017

LLORA O. DARRAH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON