This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $310,000.00.

Affiant

Subscribed and sworn before me this the 14th day of November, 2014.

Notary Public
My commission expires: 11/5/17

BILL GARRETT, Davidson County
Trans:T20140087469 DEEDWARR
Recvd: 11/20/14 10:43 2 pgs
Fees:13.00 Taxes:1147.00
20141120-0106981

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert Ryan Duncan	Metropolitan Bank	10410013200
3425 Marlborough Ave	3500 Lakeland Drive, Ste 501	
Nashville, TN 37212	Flowood, MS 39232	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDALL E. HALEY AND NATALIE HALEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT RYAN DUNCAN, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the east right of way of Marlborough Avenue, said iron pin being the northwest corner of parcel 132 on tax map 104-10 in Nashville, Davidson County, Tennessee. Said point also being approximately 200 feet south of Fairfax Avenue. Thence Leaving said right of way S 68 deg 01 min. 59 sec E 128.04 feet to an iron pipe; Thence S 66 deg.20 min. 45 sec. E 32.29 feet to concrete monument; Thence S 14 deg 21 min: 03 sec. W 121.00 feet to an iron pin; Thence N 51 deg. 26 min. 47 sec. W 207.47 feet to an iron pin on the right of way of Marlborough Avenue; Thence with the right of way N 42 deg. 00 min. 00 sec. E 65.63 feet to the point of beginning containing 0.38 acres more or less.

Being the same property conveyed to Randall E. Haley and Natalie Haley, husband and wife by deed from Boyce Holt, as Co-Administrator for The Ovada Holt Estate and Virginia Lockey, as Co-Administrator for The Ovada Holt Estate of record in Instrument No. 20100916-0073733, Register's Office for Davidson County, Tennessee, dated August 30, 2010 and recorded on September 16, 2010.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3425 Marlborough Ave, Nashville, TN 37212.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 14th day of November, 2014.

Randall E. Haley

Natalie Haley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randall E. Haley and Natalie Haley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2014.

My commission expires:

1/15/17

Notary Public

