BILL GARRETT, Davidson County
Trans:T20150001358 DEEDWARR
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This instrument was prepared by:

Robert D. MacPherson
MacPherson & Youmans, P.C.
Attorneys at Law
119 Public Square, Lebanon, Tennessee 37087
Telephone: (615) 444-2300, Fax: (615) 444-3396

(return to above after recording)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Thousand Dollars ($70,000.00) in hand paid to the undersigned, **PALEMON VILLA-CRUZ** (hereinafter, "Grantor"), an unmarried man, by **HOWARD B. DUCK** and wife, **SHANNON RADEL** (hereinafter "Grantees"), Grantor hereby conveys to Grantees, as tenants by the entirety, the following tract of land in Davidson County, Tennessee:

The parcel identification number assigned by the county assessor of property is:

135 00 0 186.00

and the land is more particularly described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, shown on and partly described by a survey of George W. Watkins, Surveyor, dated December 19, 1961, as follows:

Beginning at a point in the westerly margin of Steele Road, or Ned Shelton Road, at the southeast corner of the Shelton Lands, being the northeast corner of this property; thence with Shelton's south line and along a fence, North 87 degrees West 352 feet, more or less, to an iron pin; thence South 1 degree 30' east 105 feet to an iron pin at the northwest corner of a tract of 2.04 acres, more or less; thence along the north line of said tract, North 88 degrees East 426 feet more or less, to the west margin of said Steele Road, or Ned Shelton Road; thence with the margin of the same, northwesterly 105 feet to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed to Palemon Villa-Cruz by deed from Dearah Henley, a single person, a life estate, Claudia Murphy and Gerald Murphy, tenants in common, dated March 2, 2009, of record in Instrument Number 20090304–0019224, of the Register's Office for Davidson County, Tennessee.

This is improved property known by street address 3001 Ned Shelton Road, Nashville, Tennessee 37217.

The names and address of the property owners, and the names and address of the persons responsible for the payment of real property taxes are the same, to wit:

Howard B. Duck and wife, Shannon Radel
2995 Ned Shelton Road
Nashville, Tennessee 37217

WITNESS my hand on this, the 6th day of January, 2015.

PALEMON VILLA-CRUZ

State of Tennessee }
County of Wilson }

Personally appeared before me, a notary public of this county, Palemon Villa-Cruz, the within named Grantor, whose identity was proved to me on the basis of satisfactory evidence, to wit: the absence of any information, evidence, or other circumstances that would lead a reasonable person to believe that he is not the individual he claims to be, together with his presentation to me of a current driver's license issued by the department of safety, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this, the 6th day of January, 2015.

Notary Public, State of Tennessee [SEAL]

My commission expires: 5/2/17

ROBERT D. MAC PHERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

OATH OF GRANTEES REGARDING CONSIDERATION

Grantees hereby state under oath that the value of the consideration given for the transfer of the freehold estate hereunder is Seventy Thousand Dollars ($70,000.00), which is equal to the actual value of the property.

WITNESS our hands on this, the 6th day of January, 2015.

HOWARD B. DUCK **SHANNON RADEL**

State of Tennessee }
County of Wilson }

Sworn to and subscribed before me by Howard B. Duck and wife, Shannon Radel,, the within named Grantees, on this, the 6th day of January, 2015.

Notary Public, State of Tennessee [SEAL]

My commission expires: 5/2/17

ROBERT D. MAC PHERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY