WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025565 DEEDWARR
Recvd: 04/07/15 10:57 2 pgs
Fees:13.00 Taxes:1406.00
20150407-0030329

B-FSBO-15-3425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gabrielle Marie Gill	**New owner**	
(NAME)	(NAME)	**104-10-0-132.00**
3415 West End Ave., #912		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT RYAN DUNCAN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GABRIELLE MARIE GILL, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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 Robert Ryan Duncan, an unmarried man by Warranty deed from Randall E. Haley and Natalie Haley, husband and wife of record in Instrument No. 20141120-0106981 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 20, 2014. (Value of consideration shown in aforementioned deed $310,000.00.)

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20110121-0005990, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3425 Marlborough Avenue , Nashville, Tennessee 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 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. 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/our hand(s) this the 2nd DAY OF APRIL, 2015.

Robert Ryan Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT RYAN DUNCAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of April, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212