WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025587 DEEDWARR
Recvd: 04/07/15 11:25 2 pgs
Fees:13.00 Taxes:2097.90
20150407-0030382

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

MST 2015-0253

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2015

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark R. Duggan	NEW OWNER	145 11 0 014.00
(NAME)	(NAME)	
1131 Stonewall Jackson Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Sarah Snyder Angus and Robert Angus,, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark R. Duggan and Sara H. Duggan, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 9 on the Plan of Granny White Park, as of record in Book 3700, page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sarah Snyder Angus and husband, Robert Angus by warranty deed of Douglas H. Bradley and wife, Wendy W. Bradley of record in Instrument No. 20120409-0029847, Register's Office of Davidson County, Tennessee.

Subject to: 2015 Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2015 tax a lien on 01/01/2015 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 3700, page 72, Register's Office for said County. Easement to the Metropolitan Government of Nashville and Davison County, Tennessee for Sanitary Sewers and/or Storm Drainage of record in Book 7733, page 13, Register's Office of Davidson County, Tennessee.

This property, known as 1131 Stonewall Jackson Court, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and

Witness my/our hand(s) this 20th DAY OF March, 2015.

Sarah Snyder Angus by Robert Angus as her Attorney in fact

Robert Angus

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Angus, Attorney-in-Fact for Sarah Snyder Angus, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Sarah Snyder Angus, as his/her free act and deed for the purposes therein contained

Witness my hand and official seal, this the 20th day of March, 2015.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Robert Angus, 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 executed the foreging instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of March, 2015.

Notary Public My Commission Expires: 9/5/16

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018