Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15050044

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Angela D Joslin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF June, 2015.

NOTARY PUBLIC

My Commission expires: 8·25·18

Address of New Owner	Send Tax Bills To:	Tax Information:
Angela D. Joslin 5069 Old Hydes Ferry Pike Nashville, TN 37218	Same	067-078.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James Duncan, Jr., and Alisha Duncan, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Angela D. Joslin,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A lot or parcel of land in the 13th, formerly the 25th, Civil District of Davidson County, being Lot No. 1 on a survey made by D. E. Boner, Surveyor, September 25, 1950, described as follows:

BEGINNING on the southerly margin of Hydes Ferry Pike, Howard Scott's northeast corner; thence with his easterly line South 26 degrees 30' East, 154.6 feet; thence North 71 degrees East, 161 feet to the corner of Lots Nos. 1 and 2 on said survey; thence with the line between said two lots, North 26 degrees 30' West, 171.5 feet to the southerly margin of the Hydes Ferry Pike; thence with said Pike, South 65 degrees 25' West, 160 feet to the beginning, containing 0.8 of an acre, more or less.

Being the same property conveyed to James Duncan, Jr., and Alisha Duncan, husband and wife, by Warranty Deed from James William Wiley dated 02/15/11 and recorded in Instrument Number 20110217-0013504, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
5069 Old Hydes Ferry Pike, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

BILL GARRETT, Davidson County
Trans:T20150048988 DEEDWARR
Recvd: 06/19/15 09:47 2 pgs
Fees:13.00 Taxes:351.50
20150619-0058729

IN WITNESS WHEREOF, **James Duncan, Jr. and Alisha Duncan** have caused this instrument to be executed, this the 12 day of June, 2015.

James Duncan, Jr.

Alisha Duncan

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James Duncan, Jr. and Alisha Duncan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 12 day of June, 2015.

My commission Expires: 8-25-18

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY