This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of August, 2015, by and between Idella M Lawrence, Trustee of The Music City Lands Trust, party of the first part, and Sonia P Duffey, a single perso, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 32, as shown on the map entitled Final Plat Section Two Vantage Point (Formerly North Forty), a Cluster Lot Subdivision, of record in Instrument No. 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Music City Lands Trust, Idella M. Lawrence, Trustee by virtue of that certain Warranty Deed dated April 1, 2015, at Instrument No. 20150406-00330038 in the Register's Office of Davidson County, Tennessee

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Idella M. Lawrence, Trustee

Music City Lands Trust, Idella M. Lawrence, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Idella M. Lawrence, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of August, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150068869 DEEDWARR
Recvd: 08/17/15 10:54 2 pgs
Fees:13.00 Taxes:715.77
20150817-0082289

Property Owner & Address: Sonia P Duffey

1417 Good Night Ct. Nashville, TN 37207

Tax Parcel No 041030A09400CO

Property Address: 1417 Good Night Court
Nashville, TN 37207

MAIL TAX
BILLS TO: First Community Mortgage, Inc.
275 Robert Rose Drive
**Murfreesboro, TN 37129**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $193,450.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Sonia P. Duffey
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of August, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

