WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074399 DEEDWARR
Recvd: 09/01/15 13:45 3 pgs
Fees:18.00 Taxes:719.65

20150901-0088772

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2015

Notary Public

MY COMMISSION EXPIRES: March 24, 2019

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander Boenigk	SAME	120-9-132
(NAME)	(NAME)	
1310 Winthorne Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **The Estate of Bernice Norris Duvall, Glyn Douglas Duvall and Patricia Gay King**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexander Boenigk and Lisa Mullaley,** 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:

Being Lot No. 5C-20 on the Plan of Glengarry Park, Section Five C, as recorded in Book 3500, Page 54, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5C-20 fronts 76.7 feet on the easterly side of Winthorne Drive and runs back between lines, 190.3 feet on the northerly side and 195.8 feet on the southerly side to an irregular line, 127.3 feet total length in the rear.

Being the same property conveyed to Doyle C. Duvall and wife, Berniece N. Duvall, by Deed from Atlas Construction Company, a Tennessee Corporation. The said Doyle C. Duvall and Bernice N. Duvall both have since died. Doyle C. Duvall having predeceased Bernice N. Duvall. The Last Will and Testament of Bernice Norris Duvall filed in the Seventh Circuit Court for Davidson County, Tennessee. Probate Division Docket Number 14P-1733. Glyn Douglas Duvall and Patricia Gay King are the devisees under the Will of Berniece Norris Duvall.

Bernice N. Duvall, Berniece N. Duvall and Bernice Norris Duvall are on and the same person.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1310 Winthorne Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30(
NASHVILLE, TN 37215

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 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 hands this 31st day of August, 2015.

THE ESTATE OF BERNICE NORRIS DUVALL

Glyn Douglas Duvall
Individually and as Executor

Patricia Gay King
Individually

State of Tennessee
County of Williamson

Personally appeared before me Glyn Douglas Duvall Individually and as Executor for The Estate of Bernice Norris Duvall, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2015.

Notary Public Brenda R. Lehman
My Commission Expires: March 24, 2019



State of Tennessee
County of Williamson

Personally appeared before me Patricia Gay King to me known or proved to me on the basis of satisfactory evidence and acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of August, 2015.

File No.: 10619

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me the undersigned, Glyn Douglas Duvall and Patrica Gay King, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this Augusts 31, 2015 .

Brenda R Lehman

Notary Public
My Commission Expires: 3/24/19
March 24, 2019
File No.: 10619

