Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$139,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th day of October, 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
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph F. Duncan, Jr. 1113 Davidson Road Nashville, TN 37205	new owner	142-04-0-A-170.00 CO

For and in 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,

Elizabeth Nanna, a single person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joseph F. Duncan, Jr., a single man

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 170 on the Plan of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for said County and to which Plan reference is made for a more complete description thereof.

Being the same property conveyed to Elizabeth Nanna by Special Warranty Deed from JP Morgan Chase Bank as Trustee, dated September 7, 2004, of record in Instrument Number 20041011-0122643, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book MD 5438, Page 699, amended in Book 6082, Page 866, Register's Office for Davidson County, Tennessee (but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)is exempt under Title 42 of the United State Code, or (b)relates to handicap but does not discriminate against handicapped persons.)
4) Property is subject to an Easement for Access/Sewer/Roads to American Buildings Co., of record in Book 5074, Page 945, said Register's Office.
5) Property is subject to the Charter for Condo Owners of record in Book 6551, Page 78, said Register's Office.
6) Property is subject to Leasing Rules of record in Instrument Number 20120125-0006973 and Instrument Number 20150618-0058446, said Register's Office.
7) Property is subject to an Order for Possession FBO Harpeth Valley Utilities District for a permanent Sewer Easement of record in Instrument Number 20000915-0091869, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **214 Old Hickory Blvd., Unit 170, Nashville, TN 37221**
(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 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:T20150087060 DEEDWARR
Recvd: 10/13/15 10:53 2 pgs
Fees:13.00 Taxes:514.30
20151013-0104024

Witness my hand(s) this 9th day of October, 2015.

Elizabeth Nanna

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Elizabeth Nanna, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076