RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160176

BILL GARRETT, Davidson County
Trans:T20160060850 DEEDWARR
Recvd: 07/15/16 10:28 2 pgs
Fees:13.00 Taxes:740.00
20160715-0072839

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna J. Duncan 920 Moleah Court Hermitage, TN 37076	Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	086 07 0A 045.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LORELI BETANCOURT TABOADA AND HUSBAND, AGUSTIN BETANCOURT, AS JOINT TENANTS IN COMMON, WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DONNA J. DUNCAN, UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 45 on the Plat of Bret Ridge, as of record in Plat Book 6900, page 121, 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 Loreli Betancourt Taboada and husband, Agustin Betancourt, as joint tenants in common, with right of survivorship, by Warranty Deed from Calvin McAdoo, an unmarried man and Darla G. McAdoo, an unmarried woman, n/ka/ Darla G. Reaves, dated 3/31/2004, recorded 4/12/2004, of record in Instrument No. 20040412-0040596, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 920 Moleah Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of July, 2016.

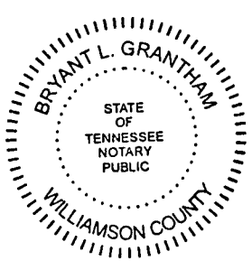
AGUSTIN BETANCOURT

LORELI BETANCOURT TABOADA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Agustin Betancourt and wife, Loreli Betancourt Taboada, 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.

WITNESS my hand and seal, this the 11th day of July, 2016.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017