Davidson County DEEDWARR
Recvd: 07/19/16 15:14 3 pgs
Fees:18.00 Taxes:1443.00
20160719-0074371

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of July, 2016.

Notary Public
My commission expires:

RUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

05-1607-66944

Address of New Owner:	Send Tax Bills to:	Tax Information:
Duane Harrison	Truxton Trust	105-02-0-503.00
925 Southside Place	4525 Harding Road Ste 300	
Nashville TN 37203	Nashville, TN 37205	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marcus Kinzer, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Duane Harrison and Donna Harrison**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of Section One Hundred, Edgehill Estates (erroneously referenced in prior deed as Section One, Bundred Edgehill Estates), of record in Book 4860, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcus Kinzer and wife, Ivy L. Kinzer by deed from Alice Fay Reed, unmarried, dated December 17, 1985, recorded December 18, 1985, of record in Book 6739, Page 796, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marcus Kinzer by Quitclaim Deed from Marcus Kinzer and Ivy L. Kinzer, dated December 1, 2006, recorded December 6, 2006, of record in Instrument No. 20061206-0150685, Register's Office for Davidson County, Tennessee.

Subject property is not the martial residence of Grantor nor Grantor's spouse nor any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 925 Southside Place, Nashville, TN 37203.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of July, 2016.

Marcus Kinzer

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marcus Kinzer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 18th day of July, 2016.

State of Tennessee at Large

My Commission expires: 2/25/2020

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

True Copy Certification

I, **Rachelle Caudill**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020