Davidson County	DEEDWARR
Recvd: 10/11/16 08:57	2 pgs
Fees:13.00 Taxes:536.87	
20161011-0107037	

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $145,100.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2016.

Notary Public
My commission expires: 12-6-16

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

165915

13-1609-132672

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Michael Duguay 1025 Curdwood Boulevard Nashville TN 37216	New Owner	061-11-0-162.00

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, **James E. Abson and wife, Betty J. Abson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Duguay, a single man**, 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 the westerly 64 feet of Lot Nos. 20 & 21 on the Map of George Burrus Subdivision of Lot No. 81 Maplewood Home Tract, of record in Book 421, Page 178, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of said Lots front 64 feet on the northerly side of Curdwood Boulevard (formerly Maplewood Boulevard) and runs back 207 feet more or less on the westerly margin and 200 feet more or less on the easterly margin of said parts of lots.

Being the same property conveyed to James E. Abson and wife, Betty J. Abson by deed from Kelly Louise Carpenter, unmarried, dated May 20, 1996, recorded June 3, 1996, of record in Book 10070, Page 784, Register's Office for Davidson County, Tennessee.

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 1025 Curdwood Boulevard, Nashville, TN 37216.

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.

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 hand this 5th day of October, 2016.

James E. Abson

Betty J. Abson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James E. Abson and Betty J. Abson**, 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 Murfreesboro, TN, this 5th day of October, 2016.

State of Tennessee at Large

My Commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018