| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2016.<br>Notary Public<br>MY COMMISSION EXPIRES: 11/5/18<br>(AFFIX SEAL) |

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2018

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William C. Farnham & Karyn C. Farnham | MORTGAGE INVESTORS GROUP | MAP 61-02-0 |
| 606 Joyce Lane | 8320 E. WALKER SPRINGS LN. #200 | PARCEL 057-02 |
| Nashville, TN 37216 | KNOXVILLE, TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Michael D. Duncan and Elizabeth J. Duncan, both unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William C. Farnham and Karyn P. Farnham, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the unrecorded Map of Sweeney Clark Realty Company's Subdivision of part of Lot No. 4 on the Map of the William Bradford Land as of record in Book 547, page 91, Register's Office of Davidson County, and a part of reserved strip lying west of Lot No. 273 on the Plan of Gra Mar Acres, Section VIII, as of record in Book 2331, page 110, and described according to an unrecorded copy of a survey thereof made by Barge, Waggoner & Sumner, Inc., Eng., dated January 10, 1963, as follows:

Beginning at a point in the southerly margin of Joyce Lane, 220 feet west from the northwest corner of Lot No. 273 on the Plan of Gra Mar Acres, Section VIII, as of record in Book 2331, page 110, said Register's Office, said point being the corner of Lots 4 and 5; thence with the line between said lots, south 22 degrees 27 minutes east 212.1 feet to a point, thence south 54 degrees 40 minutes west 108.1 feet to a corner of Lot No. 3; thence with the line between Lots 3 and 4, north 26 degrees 02 minutes west 230.4 feet to the southerly margin of Joyce Lane; thence with the margin of the same, easterly 120 feet to the point of beginning.

Being the same property conveyed to Michael D. Duncan and wife, Elizabeth J. Duncan by warranty deed from Brett Evan Dauer and wife, Renee Allen Dauer of record in Book 9194, page 610, Register's Office for Davidson County, Tennessee, dated 12/10/1993 and recorded on 12/21/1993. Michael D. Duncan and Elizabeth J. Duncan are now both unmarried.

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 matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is IMPROVED property known as **606 Joyce Lane; Nashville, TN 37216.**

BILL GARRETT, Davidson County
Trans: T20160103462 DEEDWARR
Recvd: 11/22/16 15:08 2 pgs
Fees: 13.00 Taxes: 1017.50
20161122-0123433

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 our hands this the 21st day of November, 2016.

Michael D. Duncan

Elizabeth J. Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael D. Duncan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of November, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth J. Duncan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of November, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY