File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119985**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $599,000.00. Jennifer Duffey Affiant Subscribed and sworn to before me, this 6th day of December, 2016. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 15 2019

BILL GARRETT, Davidson County
Trans:T20160108137 DEEDWARR
Recvd: 12/08/16 14:18 2 pgs
Fees:13.00 Taxes:2216.30
20161208-0129096

WARRANTY DEED

Address New Owner: Joseph Matthew Yancey and Erin Miller Yancey 1109 BLACK CHERRY CT Nashville, TN 37215-6166	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-06-0H-056.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Clifton Duffey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Matthew Yancey and Erin Miller Yancey, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Village of Cherry Glen, Phase 3, of record in Plat Book 9700, Page 451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to William Clifton Duffey by Warranty Deed from Russell B. Pinkham, unmarried, recorded on the 7th day of September, 1999 in Deed Book 11650, Page 914, in the Register's Office of Davidson County, Tennessee.

Jennifer Duffey joins in the signing of this instrument to convey any interest she may have in the subject property marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE OF CHERRY GLEN, PHASE 3, as recorded in Plat Book 9700, Page(s) 451 and Boundary Plat recorded in Plat Book 9700, Page 182.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6517, Page 522, Book 9882, Page 739, Book 10594, Page 695, Book 11186, Page 932 and Instrument No. 20011206-0134252.

Terms and provisions of by-Laws recorded in Instrument No. 20000204-0011736, amended at Instrument No. 20000324-0030195.

Charter of Village of Cherry Glen Association, Inc. recorded in Book 9983, Page 930.

Easement recorded in Book 8919, Page 779.

Agreement as set forth in instrument recorded in Book 9827, Page 416.

This is improved property located at 1109 BLACK CHERRY CT Nashville TN 37215-6166

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2016.

William Clifton Duffy by Jennifer Duffy
Attorney-in-Fact
William Clifton Duffy
By: Jennifer Duffy, attorney-in-fact

Jennifer Duffy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Duffey,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for William Clifton Duffey,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of December, 2016.

Notary Public

My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

State of Tennessee
County of Davidson

On this 6th day of December, 2016, before me the undersigned Jennifer Duffey appeared, personally, to me knwon (or proved to me onthe basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-11-17

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017