WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160113462 DEEDWARR
Recvd: 12/27/16 10:42 2 pgs
Fees:13.00 Taxes:1147.00

20161227-0135395

R-RR-16-512B-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Candace H. Duncan	new owner	
(NAME)	(NAME)	**091 10 0E 00200CO**
9413 Eagle Ridge Drive		
(ADDRESS)	(ADDRESS)	
Bethesda, MD 20817		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PEGGY C. BURKHALTER, TRUSTEE OF THE PEGGY C. BURKHALTER REVOCABLE TRUST U/A/D JANUARY 31, 2001,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CANDACE H. DUNCAN, A SINGLE WOMAN, AND CARSON LUCIA MORRIS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of 512 Hemstead Street Townhomes as shown on Exhibit B to Declaration of Covenants, Conditions and Restrictions for 512 Hemstead Street Townhomes of record in Instrument No. 20150812-0080908, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peggy C. Burkhalter, Trustee of the Peggy C. Burkhalter Revocable Trust U/A/D January 31, 2001 by quitclaim deed from Michael Terry Burkhalter and wife, Peggy C. Burkhalter of record in Instrument No. 20131007-0105103 Register's Office for Davidson County, Tennessee, dated 10/03/2013 and recorded on 10/07/2013. (Value of consideration shown in aforementioned deed $0.)

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150812-0080908, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20150820-0084208, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 45, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **512 B Hemstead Street, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF DECEMBER, 2016.

The Peggy C. Burkhalter Revocable Trust U/A/D January 31, 2001

BY: Peggy C. Burkhalter, Trustee

Peggy C. Burkhalter
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY C. BURKHALTER, TRUSTEE of THE PEGGY C. BURKHALTER REVOCABLE TRUST U/A/D JANUARY 31, 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of December, 2016.

Mary Frances Rudy

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212