Send Tax Statements To:
New Owner

Name and Address of New Owner:
Brandon Duncan
845 Marina Blvd
San Francisco, CA 94123

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel: 174-11-A/206CO

STATE OF TENNESSEE)
)
COUNTY OF MYCOUNTY)

WARRANTY DEED

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, the undersigned, **MICHAEL M. STRAUBE, A MARRIED MAN**, has this day bargained and sold and does hereby transfer and convey unto, **BRANDON DUNCAN AND KRISTAL POLLACK,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being Lot No. 227, on the plan of Cane Ridge Farms, Phase Four, of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael M. Straube, an unmarried man, by deed from Howard Rosenbaum and wife, Joan A. McKenna-Rosenbaum, a married couple, dated August 15, 2006, appearing of record in Instrument Number 20060822-0103355, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 200009050087103, amended in Instrument Number 20001204-0119093 and in Instrument Number 20010815-0088370; By-Laws of record in Instrument Number 20000905-0087103, further amended in Instrument Number 20100526-0040558 and in Instrument Number 20040319-0031603 and in Instrument Number 20041102-0131848; Charter of Home Owner's Association of record in Instrument Number 20010815-0088360; Easement for Transmission lines of record in Book 4428, page 565; Easement for Utilities in Book 5078, page 476; Conveyance of Common Area in Instrument Number 20010815-0088361; Easement to United Telephone Company in Instrument Number 20020123-0009340; and to any and all matters shown on said plat and survey of record in Instrument Number 20030721-0101773; all of said Register's Office.

Grantor declares under penalties and perjury the property being conveyed has not been used for marital abode.

This property is investment property and was never the primary residence of the Grantor.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

BILL GARRETT, Davidson County
Trans:T20170001706 DEEDWARR
Recvd: 01/09/17 08:36 3 pgs
Fees:18.00 Taxes:690.05
20170109-0001945

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BRANDON DUNCAN AND KRISTAL POLLACK,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20th day of December, 2016. AMC

Michael M. Straube

STATE OF Louisiana)
)
COUNTY OF Lincoln)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Michael M. Straube, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Ruston, Louisiana, **this the** 20 **day of** Dec., 2016. AMC

NOTARY PUBLIC

My Commission Expires: William S. Knowles, Notary Public
Lincoln Parish, Louisiana
My Commission is for Life
Notary No. 80355

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,500.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Tara S Russell

AFFIANT

SWORN to and subscribed before me,
this 9th day of December, 2016.

Amanda M Clark

NOTARY PUBLIC
My Commission Expires: 11/18/2017

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD