BILL GARRETT, Davidson County
Trans:T20170045049 DEEDWARR
Recvd: 05/26/17 12:10 2 pgs
Fees:13.00 Taxes:906.50
20170526-0052707

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

G-PCP-17-6344

SANYA L. ARBOGAST
STATE OF TENNESSEE
NOTARY
DAVIDSON COUNTY
My Commission Expires 05-06-2019

**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) |
|---|---|---|
| **Jamie Duncan and J. P. Duncan, III** | New Owner | |
| (NAME) | (NAME) | 091-13-0-011.00 |
| **6344 Columbia Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (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, **LARRY R. WONNACOTT AND ELIZABETH S. WONNACOTT, TRUSTEES OF THE LARRY R. WONNACOTT AND ELIZABETH S. WONNACOTT 2013 FAMILY TRUST DATED SEPTEMBER 27, 2013**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMIE DUNCAN AND J. P. DUNCAN, III,** 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 Lot No. 2, of Block E on the Plan of Crolywood Subdivision, Section II of record in Plat Book 1130, Page 100, 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 Larry R. Wonnacott and Elizabeth S. Wonnacott, as Trustees of the Larry R. Wonnacott and Elizabeth S. Wonnacott 2013 Family Trust, dated September 27, 2013 by Warranty deed from Larry R. Wonnacott and wife, Elizabeth S. Wonnacott of record in Instrument No. 20140210-0011625 Register's Office for Davidson County, Tennessee, dated January 21, 2014 and recorded on February 10, 2014. Being the same property conveyed to Larry R. Wonnacott and wife, Elizabeth S. Wonnacott by Warranty deed from Deborah L. Roberts, unmarried of record in Instrument No. 20130920-0099200 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 20, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1429, Page 76, in the 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: **6344 Columbia Avenue , 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.

5-23-17

Witness my/our hand(s) this the 23rd DAY OF MAY, 2017.

The Larry R. Wonnacott and Elizabeth S. Wonnacott 2013 Family Trust dated September 27, 2013

BY: _____
Larry R. Wonnacott
Trustee

BY: _____
Elizabeth S. Wonnacott
Trustee

STATE OF WA
COUNTY OF WHATCOM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry R. Wonnacott, Trustee of The Larry R. Wonnacott and Elizabeth S. Wonnacott 2013 Family Trust dated September 27, 2013 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 23rd day of May, 2017.

_____
Notary Public

My Commission Expires: 6-3-2020

KATHLEEN M STAUFFER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
06-03-2020

STATE OF WA
COUNTY OF WHATCOM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth S. Wonnacott, Trustee of The Larry R. Wonnacott and Elizabeth S. Wonnacott 2013 Family Trust dated September 27, 2013 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 23rd day of May, 2017.

_____
Notary Public

My Commission Expires: 6-3-2020

KATHLEEN M STAUFFER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
06-03-2020

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