BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170045604 DEEDWARR
Recvd: 05/30/17 13:18 2 pgs
Fees:13.00 Taxes:1128.50
20170530-0053414

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDDIE LEE PORTER, III	**SAME**	**102-07-0-071.00**
(NAME) **6521 UPTON LANE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ELAINE H. DUNCAN, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDDIE LEE PORTER, III, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 69, on the Plan of Charlotte Park, Section 26, of record in Book 3700, page 91, 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 CARL ELBERT DUNCAN AND WIFE, ELAINE H. DUNCAN, by deed from J. DOUGLAS WRIGHT, JR. AND WIFE, MARILYN JOAN WRIGHT, of record in Book 4170, page 646, dated September 6, 1967, said Register's Office. The said Carl Elbert Duncan having since died on or about January 13, 2011, leaving Elaine H. Duncan the surviving tenant by the entirety.

This conveyance is subject to Matters shown on the Plan of record in Book 3700, Page 91; Easement of Encroachment of record in Book 5163, Page 126; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6521 UPTON LANE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 my hand this 26TH day of May, 2017.

Elaine H. Duncan
ELAINE H. DUNCAN

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

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

Witness my hand and official seal at office this 26 day of May, 2017.

My Commission Expires: 2-15-19

JANET S. SMITH NOTARY PUBLIC BUNCOMBE COUNTY N.C.

Janet S Smith
Notary Public