Davidson County DEEDWARR
Recvd: 06/02/17 09:32 2 pgs
Fees:13.00 Taxes:947.20
20170602-0054877

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $256,000.00.

Kaitlyn Christian
Affiant

Subscribed and sworn to before me, this 25th day of May, 2017.

Shelly M Smith
Notary Public
My commission expires:

MAI-112745

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Tracy Duncan 2670 Avery Park Drive Nashville TN 37211	NEW OWNER	173-09-O-A-776.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth J. Sloane, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tracy J. Duncan and spouse, Brian M. Burkhardt, as tenants by the entirety, as to a 50% undivided interest, and Alexandra Burkhardt, unmarried, as to a 50% undivided interest, as tenants in common with right of survivorship**, hereinafter called the Grantees, their successors 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. 659, on the Plan of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth J. Sloane, married by deed from Steven Falsetti, unmarried, dated September 23, 2010, recorded September 29, 2010, of record in Instrument No. 20100929-0077365, Register's Office for Davidson County, Tennessee.

Bridget M. Sloane joins in executing this deed conveying any marital interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2670 Avery Park Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of May, 2017.

Kenneth J. Sloane

Bridget M. Sloane

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kenneth J. Sloane and Bridget M. Sloane**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of May, 2017.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY