Prepared by:
Bone McAllester Norton PLLC
131 Saundersville Road, Ste 130
Hendersonville, TN 37075
615-822-8822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me this 14th day of June, 2017.

Notary Public
My commission expires: Oct 7, 2019

ALICIA CASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:
Hillery Keith Duckett, II and wife Nancy Sue Stillwell-Duckett a/k/a Nancy S. Stillwell, as tenants by the entirety
409 Springer Court
Brentwood, TN 37027

Send Tax Bills to:
NEW OWNER

Tax-information
160-16-0-B-140.00C0

BILL GARRETT, Davidson County
Trans:T20170052500 DEEDWARR
Recvd: 06/20/17 09:08 3 pgs
Fees:17.00 Taxes:0.00
20170620-0061711

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, Hillery Keith Duckett, II, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Hillery Keith Duckett, II and wife Nancy Sue Stillwell-Duckett (a/k/a Nancy S. Stillwell) as tenants by the entirety, hereinafter called 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 97 on the Plan of Revision One, Section Two Brentwood Chase, of record in Book 9700, Pages 945-948, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Hillery Keith Duckett, II, by deed from Wilson Concord, L.P., a Tennessee Limited Partnership, by deed from Vastland Development, LLC, a Tennessee limited liability company, of record in instrument 20010626 – 0067271, Register's Office for Davidson County, Tennessee.

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 409 Springer Court, Brentwood, TN 37027.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

We make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer

Property is subject to liens and encumbrances of record.

To have an 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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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.

This deed is made for the sole purpose creating a tenancy by the entirety between Hillery Keith Duckett, II and wife Nancy Sue Stillwell-Duckett (a/k/a Nancy S. Stillwell).

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of June, 2017.

HILLERY KEITH DUCKETT, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alicia Caston, a Notary Public in and for said County and State, Davidson TN, the maker herein named, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tn Davidson County, Tennessee, this 14th day of June, 2017.

ALICIA CASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: Oct 7, 2019