BILL GARRETT, Davidson County
Trans:T20170054849 DEEDWARR
Recvd: 06/27/17 10:27 2 pgs
Fees:13.00 Taxes:850.63

20170627-0064493

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $229,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of June, 2017.

NOTARY PUBLIC

My commission expires: 3-31-2021

EMILY WALSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ashley A. Anderson	Franklin American Mortgage	149-06-0-008.00
(NAME)	(NAME)	
2432 Ponderosa Way	6100 Tower Circle #600	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	

Warranty Deed

For and in Consideration of the sum of $229,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Brad Duncan and Tammy Duncan, husband and wife, and Wylie Chapman and Colleen Chapman, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ashley A. Anderson, a single person**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled the plan of Pebble Creek Subdivision, Section III, of record in Book 5210, Page 169, 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 BRADLEY DUNCAN AND TAMMY DUNCAN, HUSBAND AND WIFE, AND WYLIE CHAPMAN AND COLLEEN CHAPMAN, HUSBAND AND WIFE, by deed from SHANNON M. SMITH, ADMINISTRATOR FOR THE ESTATE OF MARK WILSON SMITH, of record as Instrument No. 20170223-0018129 , dated February 22, 2017, said Register's Office.

This property is __unimproved _X_improved property known as: 2432 Ponderosa Way, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of June, 2017.

Bradley Duncan

Tammy Duncan

Wylie Chapman by Brad Duncan
his attorney-in-fact

Colleen Chapman by Brad Duncan
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brad Duncan and Tammy Duncan, the herein 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, this the 23rd day of June, 2017.

Notary Public
My Commission Expires: 3-31-2021

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Brad Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Wylie Chapman and Colleen Chapman and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20170627-0064491 and 20170627-0064492 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 23rd day of June, 2017.

Notary Public
My commission expires: 3-31-2021

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122