Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$275,000.00
|X _____
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 4th day of August, 2017.
| _____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN KENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgil R. Rose, Jr. and Nancy C. Rose 202 Rising Sun Lane Old Hickory, TN 37138	Franklin American Mortgage Co. 6100 Tower Circle Ste. 600 Franklin, TN 37067	054.13-0-117.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

David A. Duncan and wife, Jayne B. Duncan

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Virgil R. Rose, Jr. and Nancy C. Rose, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 107, on the Plan of Brandywine Farms, Section 2, as of record in Book 3700, Page 28, Register's Office for said County, specific reference to said plan being here made for a more particular description of said lot.

Being the same property conveyed to Robert Duncan and wife, Bettye R. Duncan by deed from J.R. Coarsey, Trustee, dated September 17, 1965 of record in Book 3936, Page 455, Register's Office for Davidson County, Tennessee. Robert Duncan having since died, leaving property vested in Bettye R. Duncan as surviving tenant. Property now vests in David A. Duncan and wife, Jayne B. Duncan by Quitclaim Deed from Betty Duncan dated December 11, 2009, of record in Instrument No. 20100126-0006688, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3700, Page 28, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3816, Page 544; as amended in Book 3822, Page 851; Book 3936, Page 811; Book 6691, Page 977; and Book 9138, Page 45, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for sewage pumps and service lines of record in Instrument No. 20120626-0056055, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **202 Rising Sun Lane, Old Hickory, TN 37138**
(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, 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 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.

BILL GARRETT, Davidson County
Trans:T20170068900 DEEDWARR
Recvd: 08/09/17 12:32 2 pgs
Fees:13.00 Taxes:1017.50
20170809-0081623

Witness our hand(s) this 4 day of August, 2017.

David A. Duncan

Jayne B. Duncan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, David A. Duncan and Jayne B. Duncan, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076