Bill Garrett Davidson County
Batch# 3167 DEEDWARR
09/21/2017 03:48:55 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20170921-0097120

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 27th day of July, A.D., 2017, by and between

Brian Nugent and Victoria Nugent Husband and wife,

First Parties, and

Robert Adam Duncan and Sarah Howze Duncan, husband and wife,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of James J. Pryor's Heirs Plan of Lots as of record in Book 843, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian Nugent and Victoria Nugent, Husband and wife by Warranty Deed from Lynne Bowers, unmarried recorded on May 1, 2012, of record in Instrument No. 20120501-0037154, Register's Office for Davidson County, Tennessee.

OWNER:
Robert Adam Duncan
Sarah Howze Duncan
1211 Chapel Ave.
Nashville, TN 37206

RESPONSIBLE TAXPAYER:

New Owner

CLT # 08302024700

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Brian Nugent

Victoria Nugent

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, Brian Nugent and Victoria Nugent Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2017.

Notary Public

KATRINA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 09/22/2019

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 495,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 27th day of July, 2017.

Signature of Notary Public

Notary Seal

Emily Kornbau
Printed Name of Notary

10/19/18
Commission Expiration

