Bill Garrett Davidson County
Batch# 12760 DEEDWARR
10/12/2017 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20171012-0104610

Return &
Prepared by:
Homeland Title, LLC
1896 General George Patton Dr., Ste 200
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $515,000.00

Affiant

Subscribed and sworn to before me, this 6th day of October, 2017.

Notary Public
My commission expires: 8/3/19

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF CASSIE LOVVORN

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Kendall Duffy, Jr. (Trustee) 2068 Timberwood Dr. Nashville, TN 37215	Duffy Family Trust 11333 Moorpark St. #455 Studio City, CA 91602	144-00-0-017.02

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, Faye Miller, as Trustee of the Faye S. Miller Inter Vivos Trust, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Robert Kendall Duffy, Jr. and Jana Jones Duffy as Trustees for the Duffy Family Trust dated September 22, 1999, 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. 11-B on the Plan of Forest Hills Community Subdivision of record in Plat Book 3600, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11-B fronts 177.3 feet on the Northwesterly side of Timberwood Drive and runs back 350 feet on the Northeasterly line and 620 feet on the Southwesterly line to a dead line, measuring 352 feet thereon.

Being the same property conveyed to Faye S. Miller as Trustee of the Faye S. Miller Inter Vivos Trust by Neil W. Anderson and wife, Glenda Anderson, by Warranty Deed of record in Instrument No. 20170313-0024514, Register's Office for Davidson County, Tennessee, dated January 23, 2017 and recorded on March 13, 2017.

This is improved property commonly known as: 2068 Timberwood Drive, Nashville, Tennessee 37215-5012.

To have and to hold the said tract or parcel of land, with the appurtenances, improvements, 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, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her 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 CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Page 81, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS my hand this 6th day of October, 2017.

Faye S. Miller

Faye S. Miller, as Trustee of the Faye S. Miller Inter Vivos Trust

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
) ss.
COUNTY OF Los Angeles)

On 10-6-17 before me, Brenda J. Jordan, Notary Public, personally appeared Faye S. Miller, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brenda J Jordan
Notary Public

(Seal)

BRENDA J. JORDAN
Commission # 2119648
Notary Public - California
Los Angeles County
My Comm. Expires Aug 12, 2019

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY