This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $182,000.00.

Sandra M. Duncan
Affiant

Subscribed and sworn before me this the 23rd of October, 2017.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Sandra M. Duncan | The Mortgage Firm, Inc. | 053-06-0B 008.00 |
| 2249 Riverway Drive | 921 Douglas Avenue, STE 200 | |
| Old Hickory, TN 37138 | Altamonte Springs, FL 32714 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LINDA J. ROBINSON, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SANDRA M. DUNCAN, AND HUSBAND,STEPHEN B. DUNCAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 211 on the plan of PHASE 2, WATERFORD, as shown by plat of record in Plat Book 7900, Page 412-413, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Linda J. Robinson by deed from Gregory A. Blair and Sara B. Blair, husband and wife, dated 01/07/2008, of record in Instrument No. 20080109-0002734, said Register's Office.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 2249 Riverway Drive, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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
Batch# 17609 **DEEDWARR**
10/24/2017 03:21:34 PM 2 pgs
Fees: $13.00 Taxes: $673.40

20171024-0109105

Witness my hand this the 23rd of October, 2017.

Linda J. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda J. Robinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd of October, 2017.

My commission expires: 9/10/18

Notary Public

