Bill Garrett Davidson County
Batch# 28497 DEEDWARR
11/21/2017 09:58:23 AM 2 pgs
Fees: $13.00 Taxes: $231.25

20171121-0119392

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Corcoran, Jr., unmarried	Thomas Corcoran, Jr.	015-00-0-121.00
	(NAME)	
2966 Morgan Road	2966 Morgan Rd.	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James D. Duncan, III, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas J. Corcoran, Jr., unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED ON THE NORTHERLY SIDE OF MORGAN ROAD IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEYMADE JULY 13, 1967, BY RICHARD B. OMOHUNDRO, AS FOLLOWS:
BEGINNING AT A SPIKE IN THE CENTER OF MORGAN ROAD AT THE CORNER OF THE PROPERTY HEREIN CONVEYED AND THE PROPERTY OF THE STATE OF TENNESSEE, OPERATED AS TENNESSEE YOUTH CENTER; THENCE N 6 DEGREES 41' E 202 FEET TO AN IRON PIN; THENCE N 39 DEGREES 11' E 230 FEET TO AN IRON PIN; THENCE S 2 DEGREES 58' W 396.9 FEET, MORE OR LESS, TO A SPIKE IN THE CENTER OF MORGAN ROAD; THENCE WITH THE CENTER OF MORGAN ROAD, N 83 DEGREES 19' W 150 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES D. DUNCAN, III BY WARRANTY DEED FROM CLAUDE A. BYRUM AND WIFE, LISA E. BYRUM OF RECORD IN INSTRUMENT NO. 20100506-0034766, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 2966 Morgan Road, Joelton, TN 37080
(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.

Witness my/our hand(s) this 20th day of November, 2017.

WARRANTY DEED
(Continued)

James D. Duncan, III

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James D. Duncan, III, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of November, 2017.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072