THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow, Corp.
2 Cadillac Drive
Brentwood, Tennessee 37027
P18-8684-PILK

Bill Garrett Davidson County
Batch# 85953 **DEEDWARR**
04/27/2018 02:40:40 PM 2 pgs
Fees: $13.00 Taxes: $1,583.60

20180427-0040007

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **428,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Mooradian		MAP
1010 Grandview Drive	New Owner	PARCEL 118-13-0-037.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Valerie Duncan, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don Mooradian and Kathleen Williams-Mooradian, 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 Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 35, the East 75 feet of Lot No. 38, and the East 75 feet of South 8 feet of Lot No. 39, on the Map of Section One, Oriental Golf Club Subdivision, of record in Book 1424, Page 10, Register's Office for Davidson County, Tennessee, and described to a copy of a survey by Z. J. Wilkinson, Surveyor, December 17, 1938, as follows:

Beginning at a point in the north margin of Grandview Drive at the corner of Lots Nos. 35 and 36, said point being 474.3 feet west of the westerly margin of 10th Avenue South, or Lealand Lane; thence with the line between the lots and said line if extended, northerly 258 feet more or less, to a point which is 8 feet north of the line between Lots 38 and 39: thence easterly 75 feet more or less, to the line between Lots Nos.23 and 24, thence with said line and along the easterly lien of Lot No. 38, and along the line between Lots Nos. 34 and 35, southerly 257 feet more or less to the north margin and Grandview Drive; thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Valerie Duncan by Quitclaim deed from David L. Duncan of record in Instrument No. 20060921-0117408 Register's Office for Davidson County, Tennessee, dated September 20, 2006 and recorded on September 21, 2006. (Value of consideration shown in aforementioned deed $zero.) Being also known as 1010 Grandview Drive Nashville, Tennessee 37204.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1010 Grandview Drive, Nashville, TN 37204.**

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 _____ hand( ) this the 26th day of April, 2018.

Valerie Duncan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Valerie Duncan** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of April, 2018.

My Commission expires: 11/3/20

Notary Public

ANGELE ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY