This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 7969-25

Bill Garrett Davidson County
Batch# 92506 **DEEDWARR**
05/15/2018 10:31:03 AM 2 pgs
Fees: $13.00 Taxes: $888.00



20180515-0046229

ADDRESS NEW OWNER:
Michael D. Fentress
658 Belgium Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Bank, NA
6200 Park Ave
Des Moines, IA 50321

MAP **075**
GROUP **12-0-A**
PARCEL **179.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hunter Ward Duncan and wife, Andrea Duncan** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Michael D. Fentress and Summer E. Santos,husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> 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. 25 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, a Planned Unit Development, of record in Instrument 20040407-0039587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Hunter Ward Duncan, a single person and Andrea Elizabeth Smith, a single person by deed from Stephen D. Wilkes, unmarried dated December 16, 2015, of record in Instrument no. 20151218-0127469, Register's Office for Davidson County, Tennessee. Andrea Elizabeth Smith, Andrea Elizabeth Duncan, and Andrea Duncan are one and the same person.

This is improved property known as 658 Belgium Drive, Hermitage, Tennessee 37076. 658 Belgium Drive, Hermitage, TN 37076 and 648 Belgium Drive, Hermitage, Tennessee 37076 are one and the same property. This is to reconcile where mistakenly reflected as 648 Belgium Drive on the Property Tax Details for Map and Parcel/Account (2017) #075120A17900CO.

Possession is to be given on May 9, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VRES-18-658

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 9th day of May, 2018.

Hunter Ward Duncan

Andrea Duncan

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Hunter Ward Duncan and wife, Andrea Duncan**, the bargainors, 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 and official seal at office this 9th day of May, 2018.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of May, 2018.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: 07/06/20