Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0272S-18

Bill Garrett Davidson County
Batch# 100581 DEEDWARR
06/05/2018 10:37:38 AM 2 pgs
Fees: $13.00 Taxes: $1,107.04

20180605-0053610

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,200.00

Kim Murray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of June, 2018

Janice H. Collins
Notary Public
My Commission Expires: 7/5/21

Address of New Owner	Send Tax Bills To:	
Valerie Duncan 5265 Village Trace Nashville, TN 37211	New Owner	Map/parcel: 161-10-0B-148.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE

John J. McCann, unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Valerie Duncan, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HIS 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, being Lot No. 8, Villages of Brentwood, Phase Twelve, as shown on plat of record in Plat Book 7900, Page 713, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John J. McCann and wife, Tamela S. McCann, by Warranty Deed from Fox Ridge Homes, Inc., dated 1/26/1995 and recorded 2/1/1995 in Book 9583, Page 160, in the Register's Office of Davidson County, Tennessee. The said Tamela S. McCann predeceased her husband, John J. McCann, leaving him as the fee simple owner of the subject property as the surviving tenant by the entirety. The said Tamela S. McCann passed away January 19, 2016 per death certificate. The said John J. McCann is one in the same with John J. McCann, Jr., Jeff McCann, and John Jeffrey McCann, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5265 Village Trace Nashville, TN, 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of June, 2018

John J. McCann

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within John J. McCann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 2018

Notary Public

My Commission Expires: 8/22/24

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN