Bill Garrett Davidson County
Batch# 102878 DEEDWARR
06/11/2018 10:01:15 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20180611-0055596

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0839

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Angie Hoogerheide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2018

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
David T. Duncan 309 Seven Springs Way #403 Brentwood, TN 37027-4599	Quicken Loans Inc. 1050 Woodward Avenue Detroit, MI 48223	160-15-0D-034.00-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,

Fred W. Fleming and Mary Ann Fleming, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David T. Duncan, a married man

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, being Unit No. 34, on the plan of St. Martin Square at Seven Springs Condominiums, Phase I, filed as Exhibit "E-2" to and established by the Master Deed of record in Instrument No. 20060310-0028319, as supplemented and amended by Instrument No. 20061109-0139692, Instrument No. 20080730-0077840, and Instrument No. 20090624-0058791, Register' s Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Fred W. Fleming and Mary Ann Fleming, husband and wife by Corporate Special Warranty Deed from St Martin Square, Inc., a Tennessee Corporation of record in Instrument No. 20060417-0043175, Register's Office for Davidson County, Tennessee, dated April 12, 2006 and recorded on April 17, 2006.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 309 Seven Springs Way #403, Brentwood, TN 37027-4599.

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 so 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 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 24th day of May, 2018.

Fred W. Fleming

Mary Ann Fleming

STATE OF ~~Tennessee~~ Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Fred W. Fleming and Mary Ann Fleming

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 for the purposes therein contained.

Witness my hand and official seal at Birmingham this 24th day of May, 2018.

Notary Public

My Commission Expires: June 30, 2020

(Notary Seal)



