Karen Y Johnson Davidson County
Batch# 140517 DEEDWARR
09/13/2018 11:55:25 AM 2 pgs
Fees: $13.00 Taxes: $347.80
20180913-0090894

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1292

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael P. Duguay, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Kyle Duffer, unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. M81 as shown on the Plan of Quail Creek Condominiums, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael P. Duguay, unmarried by deed from Leisa J. Ogle, now known as Leisa J. Ogle Moghaddam, married, dated May 21, 2018, of record in Instrument No. 20180522-0049075, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 420 Walton Lane #M81, Madison, TN 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of September, 2018.

Michael P. Duguay

State of Tennessee)
County of Davidson)

On this 11th day of September, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael P. Duguay, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 94,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of September, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Justin Kyle Duffer	First Tennessee Bank NA	051-15-0A-081.00
420 Walton Lane #M81	12195 Metro Parkway, Ste 2	
Madison, TN 37115	Fort Meyers, FL 33966	