Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,117,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of September, 2018.

Notary Public

My commission expires:

Karen Y Johnson Davidson County
Batch# 146690 DEEDWARR
10/01/2018 09:10:42 AM 2 pgs
Fees: $13.00 Taxes: $4,134.75

20181001-0096736

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lisa Jeffreys Duncan and Thomas Walker Duncan	NEW OWNER	**117-01-0-095.00**
3611 Meadow Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Nancy Elaine Swystun, as Trustee of the Alexander G. Swystun Testamentary Trust and as Personal Representative of the Estate of Alexander G. Swystun

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lisa Jeffreys Duncan and Thomas Walker Duncan, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 24 and the Easterly 30 feet of Lot No. 25 and the Westerly part of Lot No. 23 on the Map of Meadowlawn Subdivision, as of record in Book 974, page 35, Register' s Office for said County, and described as follows:

BEGINNING at a point in the Southerly margin of Meadow Drive, said point being 30 feet Westerly from the Northeast corner of Lot No. 25 on said plan; thence Southerly parallel to the dividing line between Lots 24 and 25, 200.15 feet to a point; thence Easterly 90 feet to a point, the Southwest corner of Lot No. 23 on said plan; thence Northeasterly along a hedge, 195 feet more or less to a point in the Southerly margin of Meadow Drive; and point being 15 feet East of the Northwest corner of Lot No. 23 on said plan; thence with the Southerly margin of said Drive, Westerly 105 feet to the point of beginning.

BEING the same property conveyed to Alexander G. Swystun and wife, Geraldine G. Swystun by Warranty Deed from Flora McNair Clifton and husband, J.A. Clifton, Jr,. of record in Book 3573, Page 203, Register's Office for Davidson County, Tennessee, recorded on June 17, 1963; the said Geraldine

G. Swystun having since died on or about November 13, 1996, leaving Alexander G. Swystun as the surviving tenant by the entirety; the said Alexander G. Swystun, also known as Alexander Gregory Swystun, died testate on or about July 21, 2017, and by his Last Will and Testament of record as Docket No. 17P1395 in the Circuit Court for Davidson County, Tennessee (Probate Division), the subject property vested in Nancy Elaine Swystun, Trustee of the Alexander G. Swystun Testamentary Trust; the said Nancy Elaine Swystun being Personal Representative of the Estate of Alexander G. Swystun also joins in this conveyance as she has been authorized to sell, transfer and convey the subject property.

This is improved property known as **3611 Meadow Drive, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of September, 2018.

Alexander G. Swystun Testamentary Trust

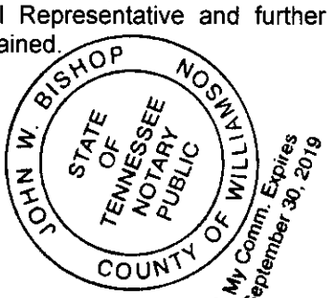
By: Nancy Elaine Swystun, as Trustee of the Alexander G. Swystun Testamentary Trust
Nancy Elaine Swystun, as Trustee of the Alexander G. Swystun Testamentary Trust

By: Nancy Elaine Swystun, as Personal Representative of the Estate of Alexander G. Swystun
Nancy Elaine Swystun, as Personal Representative of the Estate of Alexander G. Swystun

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Nancy Elaine Swystun, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Trustee of the Alexander G. Swystun Testamentary Trust and Personal Representative of the Estate of Alexander Gregory Swystun and that as Trustee and as Personal Representative she is authorized to execute the within instrument as the said Trustee and Personal Representative and further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of September, 2018.



Notary Public
My Commission Expires: 9-30-2019
SolomonParks File No. 18-001325-528

SP 9/1/2015