THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917810** PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP 3810 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $513,000.00. Affiant Subscribed and sworn to before me, this 22nd day of October, 2018. Notary Public My Commission Expires: 03.[illegible] R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CNTY, TENNESSEE Karen Y Johnson Davidson County Batch# 153744 DEEDWARR 10/24/2018 11:19:55 AM 2 pgs Fees: $13.00 Taxes: $1,898.10 20181024-0105375

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lucy McCain and Andy McCain	Lucy McCain and Andy McCain	Tax Parcel ID No.
4400 Belmont Park Terrace #217	321 W. Rose Lane	131-03-0C-217.00-CO
Nashville TN 37215	Phoenix, AZ 85013	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Jeffreys n/k/a Lisa Jeffreys Duncan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Kiley McCain and Lucy Medley McCain, Trustees of the Andrew and Lucy McCain Family Trust Agreement, dated March 25, 1999, as amended**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 217, as shown on the map entitled Section Nine Arden Place, of record in Plat Book 5210, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LISA JEFFREYS, by deed from SANDRA M. ELY and husband, WILLIAM BREWSTER ELY, of record in Instrument No. 20130703-0069346, dated July 1, 2013, said Register's Office. Lisa Jeffreys having since married and is now known as Lisa Jeffreys Duncan.

Thomas Walker Duncan joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 131-03-0C-217.00-CO.

Matters shown on the Plan of record in Plat Book 5210, page 73, said Register's Office.

Declaration of Boundary Line of record in Book 8813, page 398, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4754, page 455, supplemented in Book 5351, page 592, amended in Instrument No. 20070816-

0098235, Instrument No. 20140801-0069316 and Instrument No. 20171017-0106296, said Register's Office.

This is improved property located at 4400 Belmont Park Terrace #217 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2018.

Lisa Jeffreys Duncan

Thomas Walker Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa Jeffreys Duncan and Thomas Walker Duncan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022