Karen Johnson Davidson County
Batch# 204370 DEEDWARR
03/11/2019 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20190311-0021940

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of March, 2019.

Notary Public
My commission expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

05-1902-67489

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lee Ann Duncan 628 Topeka Drive Nashville TN 37076	New Owner	075-08-0-071.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Creshia Maylene Jones, Trustee of Randall A. Oakes Lifetime Trust established September 22, 2016**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert B. Duncan and Lee Ann Duncan, Husband and Wife**, hereinafter called the Grantees, their successors 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. 220, on the Plan of Section Four, Tulip Grove, of record in Book 4175, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Creshia Maylene Jones, Trustee of the Oakes Family Trust under Will of Ruth D. Smith Robinson by Executor's Deed from Creshia Maylene Jones, as Executrix of the Estate of Ruth D. Smith Robinson, deceased, dated December 27, 2000, recorded January 8, 2001, of record in Instrument No. 20010108-0002047, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Creshia Maylene Jones, Trustee of Randall A. Oakes Lifetime Trust established September 22, 2016 by Quitclaim Deed from Creshia Maylene Jones, Trustee of the Oakes Family Trust under Will of Ruth D. Smith Robinson, dated September 22, 2016, recorded February 3, 2017, of record in Instrument No. 20170203-0011819, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 628 Topeka Drive, Nashville, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 7th 5th is day of March, 2019.

Creshia Maylene Jones, Trustee

Creshia Maylene Jones, Trustee of Randall a. Oakes Lifetime Trust Established September 22, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Creshia Maylene Jones**, Trustee of Randall a. Oakes Lifetime Trust Established September 22, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 5th day of March, 2019.

Notary Public
State of Tennessee at Large

My Commission expires: 9-15-20

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2029

(SEAL)

