THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319735

Karen Johnson Davidson County
Batch# 261632 DEEDWARR
07/24/2019 02:22:22 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50

20190724-0072731

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The actual consideration or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2019.

Notary Public
My Commission Expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura Duncan and David Duncan, Trustees of The Frances J. Durham Trust 3417 Valley Brook Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117-09-0-052.00

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, **The Estate of Patrick Howard Moulton and Susan Moulton Evans, Trustee of The Michael Howard Moulton Trust, Devisees under the Last Will and Testament of Patrick Howard Moulton, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Duncan and David Duncan, Trustees of The Frances J. Durham Trust,** ("Grantees"), its 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 two tracts described as follows:

TRACT I:

Being the southeast part of Lot No. 4 of Block No. 8 on the Plan of Woodmont Estates, as of record in Bock 974, page 29, in the Register's Office for said County, described according to a copy of a survey made May 24, 1938, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the northwesterly margin of Valley Brook Road, the common corner of Lots Nos. 3 and 4; thence with the line between said lots, north 52 deg. West 170 feet to a stake; thence south 41 deg. 30 min. west 195 feet to a stake in the line between Lots Nos. 4 and 5; thence with the line between said lots, south 59 deg. 30 min. east 195 feet to the northwest corner of Valley Brook Road; thence with the margin of the same, northeasterly 171.1 feet to the point of beginning.

TRACT II:

Being part of Lot No. 4 of Block 8 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Woodmont Circle at the corner of Lots Nos. 3 and 4; thence southwardly 200 feet, more or less, to the common corner of Lots Nos. 4, 5 and 12; thence north 41 deg. 30 min. east 195 feet to the line between Lots Nos. 3 and 4; thence with the line between said two lots, north 52 deg. west 157.7 feet to the beginning.

Being the same property conveyed to Patrick Howard Moulton, Unmarried by Warranty Deed from Steve B. Hewett, Married of record in Instrument No. 20021007-0121925 Register's Office for Davidson County, Tennessee, dated September 26, 2002 and recorded on October 7, 2002. (Value of consideration shown in aforementioned deed $649,900.00.) The said Patrick Howard Moulton died August 7, 2018, his Probate Estate and Last Will and Testament administered and filed of record in Docket No. 18P-1420, in the Probate Division of the Circuit County for Davidson County, Tennessee.

(Note: Estate is still Open.)

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 29, Register's Office for Davidson County, Tennessee.

Easement for Telephone and Light Wires and Pipe Lines of record in Book 1883, Page 346 and Book 1090, Page 294, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20051214-0150175, in the Register's Office for Davidson County, Tennessee.

Charter for Woodmont Estates Neighborhood Homeowner's Association, Inc. of record in Book 8081, Page 687, in the Register's Office for Davidson County, Tennessee.

(It is not clear if this applies to the subject property.)
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3417 Valley Brook Road 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 30th day of April, 2019.

The Estate of Patrick Howard Moulton

By: Susan Moulton Evans Executrix
Susan Moulton Evans, Executrix

The Michael Howard Moulton Trust, Devisees under the Last Will and Testament of Patrick Howard Moulton, deceased

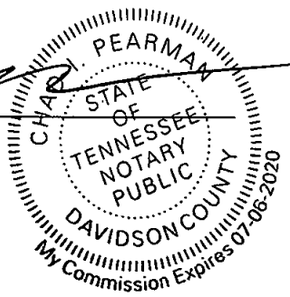
By: Susan Moulton Evans Trustee
Susan Moulton Evans, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Moulton Evans with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Patrick Howard Moulton, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of April, 2019.

Notary Public



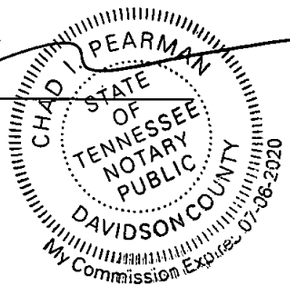
My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Moulton Evans , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that Susan Moulton Evans is a trustee of The Michael Howard Moulton Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of April, 2019.

Notary Public



My Commission Expires: _____