Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-ELAM-19-2416B

This instrument was prepared by:
~~**Please record and return to:**~~
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 294368 DEEDWARR
10/01/2019 03:32:08 PM 2 pgs
Fees: $13.00 Taxes: $612.35
20191001-0100184

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LLOYD D. DUNCAN, UNMARRIED**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDSAY BETH HARPER, SINGLE, AND MARTHA LYNN HARPER, SINGLE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING ALL OF LOT NO. 1B, OF THE ZONE LOT DIVISION OF LOTS NOS. 1, 2, 3, 4, 5, 6 AND 7 FO CABIN HILL, SECTION 2, OF RECORD IN PLAT BOOK 6250, PAGE 666, AMENDING PLAT BOOK 6050, PAGE 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LLOYD D. DUNCAN, AN UNMARRIED MAN, BY QUITCLAIM DEED DATED FEBRUARY 18, 2014 AND RECORDED ON FEBRUARY 21, 2014 IN INSTRUMENT NO. 20140221-0014811, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2416-B FAIRBROOK DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 30th day of September, 2019.

LLOYD D. DUNCAN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, LLOYD D. DUNCAN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of September, 2019.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

$165,500.00 JKW

The actual consideration or value, whichever is greater, for this transfer is ~~$165,000.00~~.

Affiant

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

NOTARY PUBLIC
My commission expires: 11/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) as follows:
LINDSAY BETH HARPER
MARTHA LYNN HARPER
2416-B FAIRBROOK DRIVE
NASHVILLE, TN 37214

Send Tax Bills To:
Same as above

MAP/PARCEL: 073-07-0/248.00