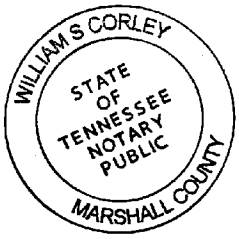
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $257,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of October, 2019.

Notary Public
My commission expires: 6/29/21

Karen Johnson Davidson County
Batch# 297232 DEEDWARR
10/07/2019 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $950.90
20191007-0102482

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Abrielle M. Miller 2244 Ridgecrest Dr. Nashville, TN 37216	SunTrust Bank 901 Semmes Ave. Richmond, VA 23224	072-08-0 154.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL WILLIAM DUTY, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF MAGGIE LEE SCHUTT DUTY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ABRIELLE M. MILLER** unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 113 on the Map of Dalewood, Section II, of record in Plat Book 1835, page 6, and described according to a survey made by W. W. Turner Company, Engineers, January 24, 1950.

Said Lot No. 113 being described as beginning at a point in the westerly margin of Ridgecrest Drive at the corner of Lots Nos. 113 and 114; thence with the line between said lots, westerly 189.4 feet to a point; thence northerly 82.1 feet to the south margin of Berrywood Road; thence with the margin of the same, easterly 179.4 feet to the beginning of a curve; thence around said curve southeasterly 45.8 feet to the westerly margin of Ridgecrest Drive; thence with the margin of the same southerly 102 feet to the beginning.

Being the same property conveyed to Jeffie W. Duty and wife, Maggie S. Duty, by deed from Cumberland Construction Company, Inc., of Nashville, a Tennessee Corporation, dated 05/05/1950, of record in Book 1847, page 21, Register's Office for said County. The said Jeffie W. Duty predeceased his wife, Maggie S. Duty who thereupon became vested with fee simple title as surviving tenant by the entirety. Maggie S. Duty having since deceased on July 14, 2019. The said Maggie S. Duty's estate having been probated in the Probate Court for Davidson County, Tennessee and further referenced by Case No. 19P1697.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2244 Ridgecrest Dr., Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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 the 3rd day of October, 2019.

Estate of Maggie Lee S. Duty

By: Paul William Duty, Individually and as Executor
Of the Estate of Maggie Lee Schutt Duty

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Paul William Duty**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of October, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared **Paul William Duty** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the Executor of the Estate of Maggie Lee Schutt Duty the within named bargainor, and that as such Executor, executed the foregoing instrument for purpose therein contained by signing as such Executor of the Estate of Maggie Lee Schutt Duty.

Witness my hand and official seal of office this 3rd day of October, 2019.

My Commission Expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, Tracey Cerrato, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY