Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $222,500.00.

Affiant

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

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 327876 **DEEDWARR**
12/10/2019 03:11:05 PM 2 pgs
Fees: $13.00 Taxes: $823.25

20191210-0127462

05-1911-67638

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Seth James 1311 Montgomery Ave Nashville TN 37207	Reliance First Capital 201 Old Country Rd Ste 205 Melville, NY 11747	071 11 0-152.00

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, **Christy C. Marcin, Successor Trustee of the Mary D. Duke Revocable Living Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Seth James, A Single man,** 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. 7, on the Map of Essex Place, not of record, and described according to a survey made by Blanchard & Parrish, Surveyors, September 10, 1937, as follows:

BEGINNING on the easterly margin of Montgomery Street; at the corner of Lots Nos 7 and 8, said point being 54.25 feet north of the northerly margin of Jewell Street; thence with the easterly margin of Montgomery Street, northwardly 50 feet to the corner of Lots Nos 6 and 7; thence with the line between said two lots, eastwardly 150 feet to the westerly margin of alley; thence with said alley, southwardly 50 feet to the corner of Lots Nos. 7 and 8, said point being 53.75 feet north of the northerly margin of Jewell street; thence with the line between said two lots, westwardly 150 feet to the beginning.

Being the same property conveyed to Leonard C. Duke and wife, Mary Dean Duke by deed from Kirk G. Griffith and wife, Bessie Frazier Griffith, dated October 2, 1954, recorded October 4, 1954, of record in Book 2300, Page 249, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary D. Duke, Trustee, and her successors in trust, of the Mary D. Duke Living Trust by Quitclaim Deed from Mary D. Duke, dated March 4, 1999, recorded March 4, 1999, of record in Book 11369, Page 133, Register's Office for Davidson County, Tennessee. The said Mary D. Duke having since died on April 16, 2019.

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 1311 Montgomery Ave, Nashville, TN 37207.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-VRES19-131

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 5th day of December, 2019.

Christy C. Marcin, Successor Trustee of the Mary D. Duke Revocable Living Trust

Christy C. Marcin, Successor Trustee of the Mary D. Duke Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christy C. Marcin, Successor Trustee of the Mary D. Duke Revocable Living Trust**, 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 in Goodlettsville, TN, this 5th day of December, 2019.

Notary Public

My Commission expires: 03/21/2022

