WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

O-SRE-19-610

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Craig Duncan and Laura Lorance Duncan	new owner	
(NAME)	(NAME)	**172-01-0A-140.00-CO**
610 Copperfield Ct.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STELLA MARIE FLORES, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON CRAIG DUNCAN AND LAURA LORANCE DUNCAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Copperfield Revised of record in Plat Book 6900, Page (s) 555 thru 559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stella M Flores, unmarried by Warranty deed from Brenda D. Swanson, married of record in Instrument No. 20150515-0044818 Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on May 15, 2015. **ERIC MONTGOMERY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.**

This conveyance is subject to:
- Taxes for the year 2020 and thereafter a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 555 through 559, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6779, Page 296, re-recorded in Book 6783, page 973, amended and superseded in Book 7071, page 482, further amended in Book 7208, page 889, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for HOA in Book 7200, page 724, Register' s Office for Davidson County, Tennessee, and Articles of Amendment in Book 7496, page 162 and of record in Book 7500, Page 941, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Book 7150, Page 358, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easements of record in Book 2437, Page 8 and Book 2438, page 376, in the Register's Office for Davidson County, Tennessee.
- Conveyance of water and/or sewer lines of record in Book 7593, Page 488 and Book 7593, page 511, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 610 Copperfield Ct., Brentwood, Tennessee 37027.

Karen Johnson Davidson County
Batch# 332450 DEEDWARR
12/19/2019 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20191219-0131083

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 18 DAY OF DECEMBER, 2019.

Eric T. Montgomery By Loy Carney, Attorney In Fact
Eric T. Montgomery, by his attorney in fact, Loy Carney

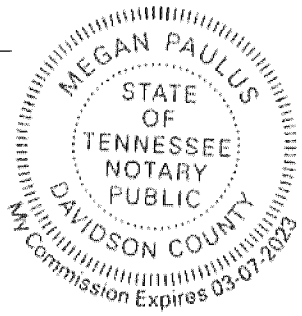
Stella Marie Flores By Loy Carney, Attorney In Fact
Stella Marie Flores, by her attorney in fact, Loy Carney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,LOY CARNEY , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIC T. MONTGOMERY AND STELLA MARIE FLORES, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIC T. MONTGOMERY AND STELLA MARIE FLORES.

Witness my hand and official seal, this the 18th of December, 2019.

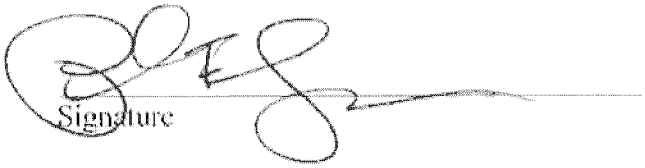
Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **PAUL F. SOPER**, 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.



Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

