BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 402210 **DEEDWARR**
05/18/2020 11:57:06 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50

20200518-0051247

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2020.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

Address New Owner As Follows:
Robert Ryan Duncan and
Cristina Elizabeth Duncan
2801 22nd Avenue South
Nashville, TN 37215

Send Tax Bills To:
Republic Bank & Trust
200 S. 7th Street
Louisville, KY 40202

Map-Parcel Number:
117-02-0-183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELODY MARION, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT RYAN DUNCAN AND CRISTINA ELIZABETH DUNCAN, husband and wife**, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being the south part of Lot No. 25 and the north part of Lot 26, Block 3, on the Map of Hillsboro Highlands, as of record in Plat Book 843, page 23, Register's Office of said County, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, October 28, 1948, as follows:

BEGINNING at a point in the westerly margin of 22nd Avenue South, at an iron pin which is 15 feet south of the southeast corner of Lot 24 of Block 3, and being the beginning point of a new line established between J.E. Moss and H.H. Young, Sr., and A.H. Young, Jr., as of record in Book 1644, page 435, Register's Office; thence with said new line westerly 165 feet to an iron pin in the east line of Lot 20; which iron pin is 15 feet south of the southwest corner of Lot 23 of Block 3; thence south along the line between Lots 25, 20, 26 and 19, 81 feet to an iron pin which is 2.6 feet north of a fence line; thence easterly 165.4 feet to an iron pin at the common corner of Lots 25 and 26; which point is in the west margin of 22nd Avenue South, 1.75 feet north of said fence line; thence northerly along the westerly margin of 22nd Avenue South, 95 feet to the beginning.

Being the same property conveyed to Ernest D. Gill and wife, Sue A. Gill, by deed from Joseph P. Condon and wife, Estelle McPherson Condon, of record in Book 4349, page 370, dated June 27, 1969, Register's Office for Davidson County, Tennessee. Ernest D. Gill having since died on or about February 12, 2001, leaving Sue Austin Gill also known as Ada Sue Gill, as surviving tenant by the entirety. Ada Sue Gill having died testate on or about August 19, 2003. Pursuant to the Last will and Testament of Ada Sue Gill, in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 04P1065, said property was devised to her daughter Melody Marie Gill also known as Melody McCoy. The said Melody McCoy has since married and is now known as Melody Marion. See also Instrument No. 20050208-0014731, Instrument No. 20151202-00121666 and Instrument No. 20190514-0045005, said Register's Office.

This is not now nor has it ever been the marital residence of the Grantor herein.

This conveyance is made subject to:

1. 2020 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 843, page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2801 22nd Avenue South, Nashville, TN 37215

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 and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of May, 2020.

Melody Marion

Melody Marion

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melody Marion, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2020.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

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