This document prepared by (and after recording return to):
Name: Douglas M. Kirk
Firm/Company: Norwood & Kirk, LLPc
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City, State, Zip: Nashville, TN 37212
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Davidson County DEEDWARR
Recvd: 08/16/04 15:54 2pgs
Fees:13.00 Taxes:333.00
20040816-0099024

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, A.W. Duke, married, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto Clara O. Valera, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 242, on the Plan of SECTION 19, PEPPERTREE FOREST, of record in Plat Book 7900, page 783, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to A.W. Duke by deed from Sean Asberry, unmarried, by deed from Sean Asberry, as shown of record in Instrument No. 20020618-0073826 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants as shown of record in Deed Book 7982, page 736, and Deed Book 8757, page 607, Register's Office for Davidson County, Tennessee. This conveyance is also subject to By-Laws of record in Deed Book 8757, page 623, Register's Office for Davidson County, Tennessee.

This is improved property having the street address in Davidson County of 5300 Flagstone Drive, Antioch, TN 37013.

SUBJECT to all easements, rights-of-way, protective covenants and restrictions, and mineral reservations, of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances, estate, title and interest thereunto belonging to Grantee.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands to Grantee against all lawful claims whatsoever.

Taxes for tax year 2004 shall be ☒ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantees, or ☐ paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor. Patsy E. Duke, wife of Grantor, joins in this conveyance for the specific purpose of conveying any right, title or interest she may have in said property by virtue of her marriage to A.W. Duke.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 90,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hands this the 15th day of August, 2004.

A. W. Duke
Grantor
A.W. Duke

Patsy E. Duke
Grantor's Spouse
Patsy E. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2004, before me personally appeared the above named grantor A.W. Duke, and his spouse Patsy E. Duke to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged that each such person executed the same as such person's free act and deed.

Notary Public
Printed Name: Marissa Lundiff

MARISSA LUNDIFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires:
1-30-2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Aug 2004.
M McBee
Deputy Register

Grantee Name and Address:
Clara O. Valera
5300 Flagstone Drive
Antioch, TN 37013

SEND TAX STATEMENTS TO GRANTEE

Map + Parcel
176-02-0 080.00