WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 12/10/04 08:48 2pgs
Fees:13.00 Taxes:391.83
20041210-0147048

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kara Duke	KARA DUKE	163-11E-041.00
(NAME)	(NAME)	
2940 Baby Ruth Lane, Unit No. 14	2940 BABY RUTH LANE, UNIT NO. 14	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ANTIOCH, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Signature Development, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kara Duke, _____, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit No. 14, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument No. 20021126-0146722,Register's Office for Davidson County, to which reference is made for a more complete description.

Being part of the same property conveyed to Signature Development, Inc., by Warranty Deed from Michael G. Bollinger and wife, Sheila T. Bollinger, of record in Instrument No. 20020307-0028431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Brian Burns, President of Signature Development, Inc. by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20041210-0147047, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2940 Baby Ruth Lane Unit 14, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 29th day of November, 2004.

Signature Development, Inc.

By: Brian Burns, President by Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

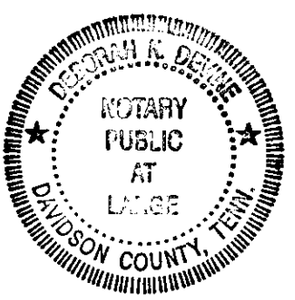
COUNTY OF DAVIDSON

On this 29th day of November, 2004, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Brian Burns, President of Signature Development, Inc., and acknowledged that he executed the same as the free act and deed of the said Brian Burns, President of Signature Development, Inc., through Power of Attorney granted Terry DeSelms by the said Brian Burns, President of Signature Development, Inc.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2004.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public



RETURN TO: 1699

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214