

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 2005.

Notary Public

My commission expires: 5/17/08

Davidson County DEEDWARR
Recvd: 04/12/05 13:42 2 pgs
Fees:13.00 Taxes:591.63
20050412-0040413

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert V. McConnell **Jean W. McConnell**	New Owner	**126-15-0-B-206.00**
7332 Middlebrook Circle		
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Hilary Duke and husband, Corey Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert V. McConnell and wife, Jean W. McConnell

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:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Lexington Point, Section 2, as shown by plat of record in Plat Instrument # 20010515-0049954, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Hilary Duke and husband, Corey Duke, by QuitClaim Deed from Hilary Hiland, an unmarried woman and Corey Duke, an unmarried man, with rights of survivorship, of record in Instrument # 20030515-0066380, Register's Office for Davidson County, Tennessee, dated April 24, 2003 and recorded May 15, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Instrument # 20010515-0049954, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument # 20001018-0103445, annexation of Section Two by First Supplementary in Instrument # 20010522-0052909; re-recorded in Instrument # 20020214-0019754; Second Supplementary in Instrument # 20020219-0021061, Register's Office for Davidson County, Tennessee.

Easement for Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for Davidson County, Tennessee.

Easement for Right of Way by Tennessee Valley Authority set forth Declaration of Taking, of record in Book 4205, Page 194, Register's' Office for Davidson County, Tennessee.

Judgment for Compensation and Right of Way of record in Book 4226, Page 715, Register's' Office for Davidson County, Tennessee.

Easement for Transmission Line of record in Book 4257, Page 647 Register's' Office for Davidson County, Tennessee.

Easement for Harpeth Valley Utility of record in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, Register's' Office for Davidson County, Tennessee.

Easement for Ingress and Egress for the purpose of vehicular access of record in Book 11669, Page 387, Register's' Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction to Final Plat, Section Two, Lexington Point of record in Instrument # 20011214-0138239, Register's' Office for Davidson County, Tennessee.

Application for Greenbelt Assessment- Agricultural of record in Book 9996, Page 579, Register's' Office for Davidson County, Tennessee.

Subject to the Plan of Newson Land of record in Plat Book 1, Page 25, and Plat Book 1, Page 121, Chancery Court for Davidson County, Tennessee.

Title to that portion of the premises, if any, embraced within the charter right of way of CTX Transportation Railroad.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

This is improved property known as 7332 Middlebrook Circle, Nashville, Tennessee 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 7th day of April, 2005.

Hilary Duke

Hilary Duke

Corey Duke

Corey Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Hilary Duke and husband, Corey Duke, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2005.

William J. Blackburn, Jr.

Notary Public

My Commission Expires: 5/17/08

RETURN TO:

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

WILLIAM J. BLACKBURN, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN