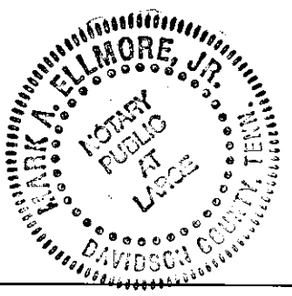
File No. 20060293

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Graves	Greenpoint Mortgage Funding, Inc.	164-13A-50CO
(NAME)	(NAME)	
8045 Lemona Ave	3650 Mansell Road, #440	
(ADDRESS)	(ADDRESS)	
Van Nuys CA 91402	Alpharetta, GA 30022	
(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, Michael E. Duke, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Graves and wife, Anna Graves, 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, Tennessee, being Lot No. 41, on the Plan of Final Plat, Phase Three, Treehaven Subdivision, of record in Instrument No. 20040913-0110149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael E. Duke by deed from Capitol Homes, a Tennessee Corporation, dated May 5, 2006, of record in Instrument No. 20060517-0057928, Register's Office, Davidson County, Tennessee.

Subject to easement of record in Instrument No. 200310280758502, said Register's Office.

Subject to easement of record in Instrument No. 20001130004777, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11588, page 484, Book 11669, page 376, Instrument No. 2000103080021946, and Instrument No. 200105040046260, and Instrument No. 200305270071168, said Register's Office.

Tammy Duke, spouse of Michael E. Duke, joins in the execution of this instrument for the purpose of conveying any interest in subject property, marital or otherwise.

unimproved ☐
This is improved ☒ property, known as 4016 Shadowbrook Trail, 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 28th day of July, 2006.

Davidson County DEEDWARR
Recvd: 08/01/06 09:49 2 pgs
Fees:13.00 Taxes:739.63

20060801-0093099

Michael E. Duke

Tammy Duke

File No. 20060293

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E. Duke and wife, Tammy Duke the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on July 28, 2006.

Ester Baldwin
Notary Public
My Commission Expires: 7-29-06

