WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 4, 2008
(AFFIX SEAL)

NOLA J. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Return to:
Lenders First Choice
Attn: Recording Dept.
260 Wekiva Springs Rd., Ste. 3000
Longwood, FL 32779
#7376568

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia E. Duke	Julia E Duke	
(NAME)	(NAME)	
1132 Davidson Road	1132 Davidson Rd	**MAP 115-02**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville TN 37205	**PARCEL 39.00**
(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, **Hunter O. West and wife, Jinanne Marable West** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julia E. Duke, unmarried,** 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. 123 on the Plan of Section A, Crest Meade, as of record in Book 2330, page 154, Register's Office for Davidson County described as follows:

Beginning at a point in the easterly margin of Shiloh Drive, at the corner of Lots 122 and 123, thence southerly along said drive, 90.7 feet to a monument; thence around a curve in a southeasterly direction 39.2 feet to a monument in the northerly margin of Davidson Road: thence with said road, easterly 159.1 feet to a monument at the southeast corner of Lot No. 123, thence northerly along the rear line of said lot, 130 feet to the corner of Lots 122 and 123; thence with the line between said lots, westerly 176.4 feet to the point of beginning.

Being the same property conveyed to Hunter O. West by Warranty Deed from Michael M. Catalano and wife, Barbara J. Catalano of record in Book 11552, page 314, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2330, page 154, said Register's Office; (c) Restrictive covenants contained in Book 2794, page 323 and Book 6056, page 992, said Register's Office.

Julia Marable West joins in the execution of this deed for the purpose of conveying any and all marital interest she may have in said property.

unimproved ☐

This is improved ☒ property, known as **1132 Davidson Road, Nashville, TN 37205**
(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.

Davidson County DEEDWARR
Recvd: 09/18/06 10:00 3 pgs
Fees:18.00 Taxes:1017.50

20060918-0114973

Witness my hand this 28th day of August, 2006.

Hunter O. West

Hunter O. West

~~Julia~~ Marable West

JMW Jinanne

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Hunter O. West and Jinanne Marable West, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal ~~at Nashville~~, Tennessee this 28th day of August, 2006.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public

SCHEDULE "A"

LAND IN DAIDSON COUNTY, TENNESSEE, BEING LOT NO. 123 OF THE PLAN OF SEC. A. CREST MEADE, AS OF RECORD IN BOOK 2330, PAGE 154, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF SHILOH DRIVE, AT THE CORNER OF LOTS 122 AND 123, THENCE SOUTHERLY ALONG SAID DRIVE, 90.7 FEET TO A MONUMENT; THENCE AROUND A CURVE IN A SOUTHEASTERLY DIRECTION 39.2 FEET TO A MONUMENT IN THE NORTHERLY MARGIN OF DAVIDSON ROAD; THENCE WITH SAID ROAD, EASTERLY 159.1 FEET TO A MONUMENT AT THE SOUTHEAST CORNER OF LOT NO. 123; THENCE NORTHERLY ALONG THE REAL LINE OF SAID LOT, 130 FEET TO THE CORNER OF LOTS 122 AND 123; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 176.4 FEET TO THE POINT OF BEGINNING.

BEING THE PROPERTY COMMONLY KNOWN AS 1132 DAVIDSON ROAD, NASHVILLE, TN 37205

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS: 115-02-0-039.00; SOURCE OF TITLE: BOOK 11552 PAGE 314 DATED 06/30/1999.