WARRANTY DEED **9136**

Davidson County DEEDWARR
Recvd: 10/02/06 15:59 2 pgs
Fees:13.00 Taxes:312.28
20061002-0121976

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$84,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH** DAY OF **SEPTEMBER, 2006**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Murray	**Owner**	**108-16-0 203.00**
(NAME)	(NAME)	
1313 Priest Woods Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Timothy L. Dukeman, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John C. Murray, 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. **25B** of the Zone Lot Division of Lots 24 and 25 of Section 2 Revision of Lots 24, 25, and 30 of Section 2 of **Lakeview Hills Subdivision**, as of record in Plat Book **5200**, Page **754**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Timothy L. Dukeman** by deed of record in Book 11567, Page 180, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Timothy L. Dukeman by Sabrina Hudgens as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20061002-0121975, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1313 Priest Woods Court, Nashville, TN 37214**

(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/our hand(s)** this **29th day of September, 2006**.

Timothy L. Dukeman by Sabrina Hudgens POA

Timothy L. Dukeman

State of Tennessee County of Davidson

On this 29th day of September, 2006 before me personally appeared Sabrina Hudgens, the person who executed the foregoing instrument on behalf of Timothy L. Dukeman, and acknowledged that she executed the same as the free act and deed of the said Timothy L. Dukeman, through Power of Attorney granted Sabrina Hudgens, by the said Timothy L. Dukeman.

Notary Public

Commission Expires: 11/24/07

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN