File No. 280200490

WARRANTY DEED

Lisa Hodges State of Tennessee Notary Public County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Gail Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 8/24/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Wilson	**SUNTRUST MORTGAGE, INC.**	**Map 26.09** **Parcel 14.00**
(NAME) **531 Donald Ave.**	(NAME) Same	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kathryne Mitchell Duke, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael T. Wilson and wife, Katy L. Wilson,

HEREINAFTER CALLED THE GRANTEE(S), 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. 2 on Section 5 of Clark Place, at Goodlettsville, Tennessee, as of record in Book 2331, Page 159, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of Donald Avenue, common corner of Lots Nos. 2 and 3; thence with the line between said two lots Westerly 210.3 feet to a point; thence Southerly 159.0 feet to a point in the Northerly margin of Cima Drive; thence with the margin of said drive Easterly 176.5 feet to a point; thence around a curve Northeasterly 38.1 feet to a point in the Westerly margin of Donald Avenue; thence with the margin of said Avenue Northerly 120.5 feet to the point of beginning.

Being the same property conveyed to Wilson J. Duke and wife, Kathryne Mitchell Duke by Warranty Deed dated June 7, 1961, from Elaine Roscoe, E. H. Drake and H. R. Drake, of record in Book 3247, Page 501, Register's Office for Davidson County, Tennessee. The said Wilson J. Duke having since died on May 5, 1992.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **531 Donald Ave., Goodlettsville, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 02/25/08 12:32 2 pgs
Fees:13.00 Taxes:629.00

20080225-0018134

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the **21st day of February, 2008.**

Kathryne Mitchell Duke

Kathryne Mitchell Duke

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Kathryne Mitchell Duke, unmarried** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this **21st day of February, 2008.**

Commission expires:

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

D. Annette Maples

Notary Public

File Number: 280200490

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072