Davidson County DEEDWARR
Recvd: 01/05/09 11:10 2 pgs
Fees:13.00 Taxes:477.30
20090105-0000615

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2008.

Notary Public
MY COMMISSION EXPIRES: 3/24/09
File No. G8-6814D

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amanda K. Gilliland, a single woman (NAME)	Same (NAME)	52-11-19
221 Peeler Trail (STREET ADDRESS	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Deborah Dukes Webb, Successor Trustee of the Guy M. Dukes Trust Dated 12/21/04**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda K. Gilliland, a single woman**, 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. 23 on the plan of MARLIN MEADOWS, SECTION NO. 3, as shown by plat of record in Plat Book 2133, Page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 23 fronts 129 feet on the northerly side of Peeler Trail and runs back between lines 353.6 feet on the southeasterly line and 477.76 feet on the northwesterly line to a dead line in the rear on which it measures 180 feet.

BEING the same property conveyed to Guy M. Dukes, Trustee of the Guy M. Dukes Trust dated 12/21/04 by Quit Claim Deed dated December 21, 2004, as Instrument No. 200502100015654, in the Register's Office for Davidson County, Tennessee.
The said Guy M. Dukes having since died October 2, 2008 and therefore Deborah Dukes Webb, First Successor Trustee is executing said document, pursuant to Memorandum and Abstract of Trust dated 12/21/04.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 221 Peeler Trail, Madison, TN 37115.

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. Whenever 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 December, 2008.

GUY M. DUKES TRUST DATED 12/21/04

By: _____ December 29, 2008
Deborah Dukes Webb, First Successor Trustee Date

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 , the bargainor(s), 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 and official seal, this 29th day of December, 2008.

My Commission Expires:_____ _____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Deborah Dukes Webb, First Successor Trustee for Guy M. Dukes Trust Dated 12/21/04, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of December, 2008.

My Commission Expires 1/26/2012 _____
Notary Public

SUMNER COUNTY TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066