WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $241,600.00.

Melanie Cash
Affiant

Subscribed and sworn to me on April 17, 2009 .

NOTARY PUBLIC

My Commission Expires: 7-24-10

BILL GARRETT, Davidson County
Trans:T20090027164 DEEDWARR
Recvd: 04/24/09 14:13 2 pgs
Fees:13.00 Taxes:893.92

20090424-0037341

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Melanie Lee Cash 7305 Sugarloaf Drive Cane Ridge, TN 37013	New Owner	181-01-0B-172.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KYLE W. DUKE and ALLISON B. DUKE, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MELANIE LEE CASH, an unmarried woman,** hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 130 on the Plan of Section Three, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kyle W. Duke and Allison B. Duke, husband and wife, from Yazdian Construction, Inc., a Tennessee corporation, by Warranty Deed dated June 12, 2006 and recorded in Instrument No. 20060616-0072089, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Plan of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee; and
4. Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in Book 11069, Page 14 and as made applicable in Instrument No. 20050629-0074848, said Register's Office; and
5. By-Laws of said Association of record in Book 11069, Page 24, said Register's Office; and
6. Charter of Sugar Valley HOA of record in Book 11069, Page 6, said Register's Office; and
7. Subject to liens for assessments as contained in the Declaration of Covenants, Conditions and Restrictions of record; and
8. Subject to Deeds of Conveyance of Open Space to said HOME of record in Instrument No. 20000425-0041128 and 20010918-0100852, said Register's Office; and
9. Subject to Storm Water Detention Agreement of record in Instrument No. 20020722-0087469, said Register's Office; and
10. Subject to Perpetual Easement for Entrance Wall of record in Instrument No. 20040205-0014018, said Register's Office; and
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7305 Sugarloaf Drive, Cane Ridge, Tennessee 37013.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on April 17, 2009.

Kyle W. Duke

Allison B. Duke

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 17, 2009, before me personally appeared Kyle W. Duke and wife, Allison B. Duke to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 17, 2009.

NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212