WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00 Affiant
Record & Return TO: Foundation Title & Escrow 30 Burton Hills Blvd #175 Nashville, TN 37215	SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2009 Notary Public MY COMMISSION EXPIRES: 9/15/10 (AFFIX SEAL)

STEVEN J. BUTCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Duke	US Bank NA	25-08-8.00
(NAME)	(NAME)	
203 Rosehill Drive	9321 Olive Blvd	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	St. Louis, MO, 63132	
(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 hereby acknowledged, I/WE, **Linda K. Satterwhite, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher A. 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:

Being Lot No. 92 on the Resubdivision of Lots 92-93, Ranchwood Estates, Section One, of record in Book 5210, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 195 feet on the northerly margin of Rosehill Drive and extends back 277.5 feet on the westerly line and 215.09 feet on the easterly line to a dead line in the rear upon which it measures 179.6 feet.

Being the same property conveyed to Linda K. Satterwhite, an unmarried woman by Quitclaim Deed from James K. Satterwhite, an unmarried man, dated January 18th, 2002 and recorded in Instrument No. 20020123-0009325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Hunter Satterwhite and wife, Linda K. Satterwhite by Warranty Deed from Paul Armand Krambeck, Jr., Kathleen Joann Krambeck Davis, Gary J. Krambeck and Linda Karen Seay, dated November 20th, 1987 and recorded in Book 7412, page 434, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20090081911 DEEDWARR
Recvd: 12/03/09 11:14 2 pgs
Fees:13.00 Taxes:599.40

20091203-0110828

unimproved ☐
This is improved ☒ property, known as 203 Rosehill Drive, Goodlettsville, TN 37072

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, has 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 our hands this **25th** day of **November, 2009**

Linda K Satterwhite
Linda K. Satterwhite

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, **Linda K. Satterwhite**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **25th** day of **November, 2009**

Melissa J. Butchko-Turecki
Notary Public

My commission expires: 9-15-10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010