BILL GARRETT, Davidson County
Trans:T20100043699 DEEDWARR
Recvd: 07/16/10 11:44 2 pgs
Fees:13.00 Taxes:925.00

20100716-0055884

WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Duke	David Duke	**103020029.00**
(NAME)	(NAME)	
307 White Bridge Road	7444 Lakeview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **Stephen Wayne Reutter, and Karen S. Reutter, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Duke, and wife Kayce Duke**, 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 part of Lot No. 20 on the Map showing Subdivision of the C.C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for said County, and described according to a survey by James A. Hamilton Surveyor dated April 20, 1972, as follows: Beginning at a point in the westerly margin of White Bridge Road, 150 feet north of Burgess Avenue; thence with the margin of said Road, North 09 deg 10' East 50 feet to an iron pin; thence leaving said Road, North 86 deg 24' 10" West 211 feet to an iron pin in the easterly margin of an alley; thence with the same, South 5 deg 00' East 45 feet to a point; thence easterly 207.36 feet to the point of beginning. INCLUDED but expressly excluded there from is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4863, Page 9, Register's Office for said County, described as follows: Being part of Lot No. 20 on the Map showing the Subdivision of the C. C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee, and described as follows: BEGINNING at a point in the westerly margin of White Bridge Road, 150 feet north of Burges Avenue; thence North 0 deg 48' 50" West 50.0 feet along the westerly margin of White Bridge Road to a point; thence leaving said Road, North 86 deg 35' West 30.7 feet to a point on a curve that has a 2910.79 foot radius on the west margin of Briley Parkway; thence southeasterly 49.8 feet along said curve on the west margin of Briley Parkway to a point; thence south 85 deg 20' East 25.9 feet along the property line between Betts and Sanders, to the point of beginning.

Being the same property conveyed to Stephen Wayne Reutter and Karen S. Reutter by deed dated December 16, 1976 from William F. Betts and Edna S. Betts of record in Book 5102, Page 791, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **307 White Bridge Road, Nashville, TN 37209**

(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 our hands this **15th day of July, 2010.**

Stephen Wayne Reutter

Stephen Wayne Reutter

Karen S Reutter

Karen S. Reutter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Stephen Wayne Reutter, and Karen S. Reutter** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2010.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public