WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~. 6-30-14
(AFFIX SEAL)

Record & Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug A. DuKane and Stacy L. DuKane	Doug Dukane	180-4B-24.00
(NAME)	(NAME)	
3045 Brookview Forest Drive	3045 Brookview Forest Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Troy R. Blake and wife, Annette C. Blake, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doug A. DuKane and wife, Stacy L. DuKane, 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, TN, BEING Lot No. 24 on the Plan of Brookview Forest, Phase 1, of record in Plat Instrument # 20030716-0099526, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Troy R. Blake and wife, Annette C. Blake, by deed of record in Instrument Number 20040205-0013962, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Brookview Forest, Phase 1, of record in Plat Instrument # 20030716-0099526, Register's Office for Davidson County, Tennessee. All matters appearing on the plan of record in Instrument No. 20030716-0099526 and Book 421, page 146, said Register's Office; (C) Restrictive Covenants of record in Book 4428, page 138, Book 4479, page 448, Book 4276, page 715, Book 4404, page 448, Instrument #20030829-0125803 and Instrument #20050505-0050962, said Register's Office; (D) Easements of record in Instrument #20021007-0121969 and Book 8404, page 676, said Register's Office; (E) Charter of record in Instrument #20030918-0138293, said Register's Office; and (F) Dedication of Open Space in Instrument #20050707-0078557, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3045 Brookview Forest Drive, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20110043387 DEEDWARR
Recvd: 07/19/11 09:57 2 pgs
Fees:13.00 Taxes:884.30
20110719-0055047

Witness our hands this 12th day of July, 2011.

Troy R. Blake

Annette C. Blake

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Troy R. Blake and Annette C. Blake, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of July, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public