Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN	State of Tennessee County of ~~Davidson~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$121,000.00.** Affiant Subscribed and sworn to before me, this the 18th day of April, 2012. Notary Public My commission expires: April 12, 2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 144 Uptown Square , Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lauren M. Colvert and Joe Baine Colvert	NEW OWNER	**120-05-0-008.00**
715 Robert Burns Dr.		
Nashville, TN 37211		

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 ACKNOWLEDGE, I,

Sara W. Duke

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Lauren M. Colvert and Joe Baine Colvert, wife and husband

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 all of Lot No. 212, GLENGARRY PARK, SECTION TWO, according to survey and plat of same appearing of record in Book 2663, page 124, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Jesse L. Duke and wife, Sara W. Duke by deed of record in Book 2923, page 611, of the Register's Office of Davidson County, Tennessee. The said Jesse L. Duke being deceased and Sara W. Duke having received the property as surviving tenant by the entirety.

THIS conveyance is subject to the restrictive covenants of record in Book 1788, page 349, Book 2796, page 604 and Book 2901, page 444; to the sewer right of way in Book 4199, page 739; and, to any and all other matters as shown on plat of record in Book 2663, page 124, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **715 Robert Burns Dr., Nashville, TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **18th** day of **April, 2012.**

Sara W. Duke, by Judith Whitworth Violette, Attorney-In-Fact

Sara W. Duke, by Judith Whitworth Violette, Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20120029180 DEEDWARR
Recvd: 04/23/12 08:59 2 pgs
Fees:13.00 Taxes:447.70
20120423-0034142

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, JUDITH WHITWORTH VIOLETTE, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Attorney-In-Fact of the maker, or a constituent of the maker, and is authorized by the maker or by their constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, SARA W. DUKE (a/k/a Sara Wilson Duke), by virtue of an instrument of record in Instrument Number 20120413-0031635, of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this **18th** day of **April, 2012.**

Lori T. Womble
Notary Public

My Commission Expires: 8-15-15

