Davidson County	DEEDWARR
Recvd: 07/05/12 08:52	3 pgs
Fees:18.00 Taxes:388.50	
20120705-0058771	

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00.**

Affiant

VICTORIA JENKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of June, 2012.

Notary Public
Commission Expiration:

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
CAMA SDIRA, LLC	CAMA SDIRA, LLC	07205015500
988 Dozier Place	5 Valley Square, Ste 103	
	512 Township Line Road	
Nashville, TN 37216	Blue Bell, PA 19422	

WARRANTY DEED

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, WE,

Estate of Clifton J. Dukes

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAMA SDIRA, LLC, Custodian f/b/o Richard A. Becker, IRA

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Plan of the Re-subdivision of the Clifton Dukes Property, of record in Book 5190, page 459, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Clifton J. Dukes and wife, Violet Dukes on 03/25/1961, by deed from Mark L. Hilami and wife, Bessie Jane Hilami, filed for record on 03/27/1961, in Book 3186, page 494, Register's Office for Davidson County, Tennessee.

Violet L. Dukes remained married to Clifton J. Dukes until she died 02/20/2009 thereby vesting said property in Clifton J. Dukes as the surviving tenant by the entirety. Clifton J. Dukes died 05/25/2010. Donald Dukes was issued letters Letters Testamentary to serve as Executor of his estate without Bond as shown in Probate Case No. 10P1113 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **988 Dozier Place Nashville, TN 37216**

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 successors 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 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.

29th

Witness my hand this ~~28th~~ day of June, 2012.

Estate of Clifton J. Dukes by Donald Dukes Executor

Donald Dukes, Executor of the Estate of Clifton J. Dukes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Donald Dukes, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executor of the Estate of Clifton J. Dukes, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 29th day of June, 2012.

Darlene Edwards
Notary Public

Commission Expiration: 11-29-2015

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.