WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120052386 DEEDWARR
Recvd: 07/17/12 08:35 4 pgs
Fees:23.00 Taxes:525.40
20120717-0062620

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivy M. Calgaard	Avenue Bank	072-05-0-157.00
(NAME)	(NAME)	
996 Dozier Place	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, The Estate of Clifton J. Dukes , heirs namely Jerry Dukes , Donald Dukes, Janet Nixon aka Janice Nixon and Beverly McDowell** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ivy M. Calgaard, unmarried**, hereinafter called the GRANTEE, **his/her** 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, Tennessee, being Lot No. 3 on the Plan of Re-Subdivision of Clifton Dukes Property of record in Plat Book 5190, Page 459, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Clifton J. Dukes Deed from the Clerk and Master of record in Book 1640, page 329, Register's Office for Davidson County, Tennessee, dated September 14, 1958.

Being a portion of the same property conveyed to Clifton J. Dukes and wife, Violet L. Dukes by Installment Deed from W. D. Wyatt and wife, Hattie Wyatt of record in Book 2011, page 517, Register's Office for Davidson County, Tennessee, dated June 4, 1951.

Being a portion of the same property conveyed to Clifton J. Dukes and wife, Violet Dukes by Installment Deed from W. D. Wyatt and wife, Hattie Wyatt of record in Book 2025, page 194, Register's Office for Davidson County, Tennessee, dated October 7, 1951.

Being a portion of the same property conveyed to Clifton J. Dukes and wife, Violet L. Dukes by Warranty Deed from W. D. Wyatt and wife, Hattie Wyatt of record in Book 2483, page 632, Register's Office for Davidson County, Tennessee, dated September 24, 1955.

Being a portion of the same property conveyed to Clifton J. Dukes and wife, Violet L. Dukes by Installment Deed from W. D. Wyatt and wife, Hattie Wyatt of record in Book 3185, page 504, Register's Office for Davidson County, Tennessee, dated March 15, 1961.

Being a portion of the same property conveyed to Clifton J. Dukes and wife, Violet L. Dukes by Warranty Deed from Earl L. Hiland and wife, Bessie Jane Hiland, of record in Book 3186, page 494, Register's Office for Davidson County, Tennessee, dated March 25, 1961.

Being a portion of the same property conveyed to Clifton J. Dukes and wife, Violet L. Dukes by Warranty Deed from Floyd E. Robinson and wife, Joyce Robinson, of record in Book 4012, page 285, Register's Office for Davidson County, Tennessee, dated April 21, 1966.

Violet L. Dukes died February 20, 2009.

Clifton J. Dukes died May 25, 2010. His estate being administered under Docket No. 10P1113 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. By Last Will and Testament of Clifton J. Dukes, said property being devised to his children, Jerry Dukes, Donald Dukes, Janet Nixon and Beverly McDowell.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 996 Dozier Place , Nashville, TN 37216

(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 GRANTEE, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 10th day of July, 2012.

Jerry Dukes

Donald Dukes

~~Janet~~ Nixon aka Janice Nixon

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jerry Dukes, Donald Dukes, Janet Nixon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jerry Dukes, Donald Dukes, Janet Nixon, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2012.

Commission expires: 11-29-2015

Darlene Edwards
Notary Public

DARLENE EDWARDS ROBERTSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Witness our hands this 10 day of July, 2012

Beverly McDowell

Beverly McDowell

STATE OF Indiana

COUNTY OF Daviess

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Beverly McDowell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Beverly McDowell executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of July, 2012.

Diana K. Bradley
Notary Public

Commission expires:

STATE OF INDIANA NOTARY SEAL

DIANA K. BRADLEY
Notary Public, State of Indiana
Daviess County
Commission # 601417
My Commission Expires
March 07, 2017