BILL GARRETT, Davidson County
Trans:T20120058306 DEEDWARR
Recvd: 08/07/12 09:43 2 pgs
Fees:13.00 Taxes:2497.50

20120807-0070156



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$675,000.00**.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2012.

Notary Public

My commission expires: 6-28-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shindana L. Feagins	SAME	**054-13-0-138.00**
105 Dekewood Dr.		
Old Hickory, TN 37138		

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, WE,

Charles R. Duke and wife, Jodie Galloway Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shindana L. Feagins and husband, Edwin Feagins, Sr.

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, Tennessee, being Lot Nos. 29 and 30, on the Plan of Brandywine Place, of record in Plat Book 6250, Pages 327 and 328, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to CHARLES R. DUKE AND WIFE, JODIE GALLOWAY DUKE, by Warranty Deed from JANIS R. MITCHELL AND HUSBAND, CHARLES A. MITCHELL, JR., dated September 1, 2006, of record as Instrument No. 20060905-0109325, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **105 Dekewood Dr., Old Hickory, TN 37138**.

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 heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 3rd day of August, 2012.

Charles R. Duke

Jodie Galloway Duke by Charles R. Duke, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Charles R. Duke**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **August, 2012.**

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 3rd day of August, 2012, before me personally appeared **Charles R. Duke**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jodie Galloway Duke**, and who acknowledged that he executed the same as the free act and deed of **Jodie Galloway Duke**.

Witness my hand, at office, this **3rd** day of **August, 2012.**

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

