WARRANTY DEED **BOX 10-A**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny Duke	New Owner	61-2-78
(NAME)	(NAME)	
4416 Graycroft Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **HELEN SANDERS SWEENEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNY DUKE, UNMARRIED,** 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 Lot No. 172 on the Plan of Gray-Mar Acres, Section 6, or record in Book 2331, page 43, Register's office for Davidson County, Tennessee, to which plan reference is hereby mad for a more complete description thereof.

Being the same property conveyed to Thomas L. Sweeney and wife, Helen Sanders Sweeney by deed dated August 1, 1952 from N. Claude Dunn and Raleigh T. Blanks, of record in Book 2692, page 455, said Register's Office. The said Thomas L. Sweeney has since died, vesting title solely in Helen Sanders Sweeney as Tenants by the Entirety.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 2331, page 43, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 4416 Graycroft Ave., 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 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:T20130050188 DEEDWARR
Recvd: 06/14/13 10:41 2 pgs
Fees:13.00 Taxes:495.80
20130614-0060959

Witness my hand this 10th day of June, 2013.

Helen Sanders Sweeney
By: Michael G. Hite

Helen Sanders Sweeney, By: Michael G. Hite , Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10 day of June, 2013, before me personally appeared Michael G. Hite, to me known to be the person who executed the foregoing instrument on behalf Helen Sanders Sweeney and acknowledged that ~~she~~ he executed the same as the free act and deed of Helen Sanders Sweeney.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public