WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055781 DEEDWARR
Recvd: 07/01/13 14:33 2 pgs
Fees:13.00 Taxes:850.63
20130701-0067742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF June , 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. JOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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
Tiffany Townsend	SWBC Mortgage	Map 05111009900
(NAME)	(NAME)	
513 Freda Villa	9311 San Pedro Ave Ste.100	
(ADDRESS)	(ADDRESS)	
Madison , TN 37115	San Antonio , TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

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, Donald Dukes and Jerry Dukes and Janet Nixon** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tiffany Townsend** and Raymond T. **Matthews, wife and husband ,** 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. :

LEGAL DESCRIPTION Title Search Report Page 5 of 5 Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of the Resubdivision of Lot 37 and Reserved Parcel "B" of Section 11 of record in Plat Book 6200, Page 269, 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 the same property conveyed to Clifton J. Dukes and wife, Violet L. Dukes by Deed from Hollis Steve Tidwell and wife, Carolyn A. Tidwell of record in Book 5303, Page 929, Register's Office for Davidson County, Tennessee, dated 6/23/1978 and recorded on 6/27/1978. The said Violet L. Dukes having since died vesting fee simple title in the husband Clifton J. Dukes. The said Clifton J. Dukes having since died 2010 in testate and the estate probated under docket # 10P1113 and by his will did devised the property onto Donald Dukes, Jerry Dukes, Janet Nixon and Beverly McDowell.

Being the same property conveyed to Donald Dukes, Jerry Dukes and Janet Nixon by Deed from Jerry Dukes, Donald Dukes, Janet Nixon and Beverly McDowell, Heirs at Law of Clifton J. Dukes, Deceased of record at Instrument No. 20130206-0012478, Register's Office for Davidson County, Tennessee, dated 10/12/2012 and recorded on 2/6/2013.
This is improved property known as 351 Cumberland Hills Drive, Madison, TN 37115

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 513 Freda Villa , Madison, TN 37115

(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 28th day of June , 2013.

Janet Nixon

Donald Dukes

Jerry Dukes by Donald Dukes his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2013 before me personally appeared Janet Nixon and Donald Dukes to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires: 11-29-2015

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of June, 2013, before me personally appeared Donald B Dukes to me known to be the person who executed the foregoing instrument in behalf of Jerry Dukes as his Attorney in Fact , and acknowledged that he executed the same as the free act and deed of the said Jerry Dukes .

Notary Public

My Commission Expires: 11-29-2015

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY