Return to: Bridge Lause Title

BILL GARRETT, Davidson County
Trans: T20130060361 DEEDWARR
Recvd: 07/16/13 09:15 2 pgs
Fees: 13.00 Taxes: 647.50
20130716-0073264

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060170**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Coreen Newcomb Affiant Subscribed and sworn to before me, this 12th day of July, 2013. Notary Public My Commission Expires: _____

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05/17/2015

WARRANTY DEED

Address New Owner: Michael Duke and Jamie Duke 601 Cobble Court Nashville TN 37211	Send Tax Bills To: New Owner's Lender: SWBC Mortgage Corp. 9311 San Pedro Ave. Ste. 100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 172-12-0-B 214.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Troy C. Nelsen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Duke and Jamie Duke, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Bradford Hills, Section Eleven, of record in Book 7900, page 496, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Troy C. Nelsen by Warranty Deed from Philip Ray Gregory and wife, Brenda Dent-Gregory, recorded on the 18th day of November, 2002 in Instrument No. 20021118-0142611, re-recorded at Instrument No. 20030114-0005804, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ELEVEN, BRADFORD HILLS, as recorded in Book 7900, Page(s) 496 and Boundary Plat recorded in Book 7900, Page 6.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8885, Page 519.

Terms and provisions of by-Laws recorded in Book 8071, Page 531.

Charter of Homeowners Association recorded in Book 8071, Page 520.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20050627-0073563.

This is improved property located at 601 Cobble Court Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2013.

Troy C. Nelsen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Troy C. Nelsen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014