THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00. Wayne Greer Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2014. Notary Public MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Greer	SAME	050-04-0-013.00
8853 McCrory CV		
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140014743 DEEDWARR
Recvd: 03/04/14 13:18 2 pgs
Fees:13.00 Taxes:111.00
20140304-0018105

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, **David Duke and wife, Patsy Duke**

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

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 located in Davidson County, Tennessee and described as follows:

Being Lot No. 8 on the Map of Due West Valley Acres, a subdivision of the M.M. Cunniff Property, and described according to a copy of a preliminary plan of said subdivision made by H.R.Swann, Jr., surveyor, not of record as follows:

Beginning at a point in the northerly margin of Due West Avenue, at the corner of Lots Nos. 8 and 9; thence with the line between said lots northerly, 535.3 feet; thence westerly 31.1 feet to the inner corner of Lot No. 8; thence northerly 41.3 feet to another corner of Lot No. 8; thence westerly 54.3 feet to the corner of Lots Nos. 7 and 8; thence with the line between said lots southerly 551.15 feet to the north margin of Due West Avenue; thence with the margin of the same easterly 100 feet to the beginning.

Being the same property conveyed to Kathleen C. Stuart by Warranty Deed form Robert Ewing Hudson and wife, Barbara colleen Hudson. of record in Book 7868, Page 778, Register's Office for Davidson County, Tennessee.

Further conveyed to David Duke and wife, Patsy Duke, by Quitclaim Deed from Kathleen C. Stuart, an unmarried woman, of record in Instrument Number 20050809-0094280, said Register's Office.

Further conveyed to Kathleen C. Stuart, an unmarried woman, by Quitclaim Deed from David Duke and wife, Patsy Duke, of record in Instrument Number 20060119-0007478, said Register's Office .

Further conveyed to David Duke and wife, Patsy Duke, by Quitclaim Deed from Kathleen C. Stuart, an unmarried woman, of record in Instrument Number 20091026-0098649, said Register's Office.

Further conveyed to Rhonda Michelle Teague by Quitclaim Deed from David Duke and wife, Patsy Duke of record in Instrument Number 20101207-0097449, said Register's Office.

Further conveyed to David Duke and wife, Patsy Duke by Quitclaim Deed from Rhonda Michelle Teague of record in Instrument Number 20110617-0046722.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is **(X)** UNIMPROVED

() IMPROVED property known as **1036 Due West Ave. North, Madison, TN 37115.**

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.

Witness our hands this the 28th day of February, 2014.

David Duke

David Duke

Patsy Duke

Patsy Duke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Duke** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2014.

My Commission expires: 10/18/14

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patsy Duke** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2014.

My Commission expires: 10/18/14

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public