This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $121,900.00.

Affiant

Subscribed and sworn before me this the 2nd day of June, 2014.

Notary Public
My commission expires: 6-17-17

BILL GARRETT, Davidson County
Trans:T20140039619 DEEDWARR
Recvd: 06/05/14 10:41 2 pgs
Fees:13.00 Taxes:451.03
20140605-0048896

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark A. Galup	First State Mortgage	119-6-143
75 Peachtree Street	7114 Hwy 70 South, Suite 105	
Nashville, TN 37210	Nashville, TN 37221	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLEVE DAVID DUKE AKA DAVID DUKE AND WIFE, GWENDYL BERNITA DUKE AKA GWEN DUKE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARK A. GALUP AND EMILY CLAIRE GALUP, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Map of Sterling Heights, Section 3, of record in Book 1424, page 113, Register's Office, Davidson County, Tennessee.

Said Lot No. 80 fronts 75 feet on the south side of Peachtree Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Cleve David Duke and wife, Gwendyl Bernita Duke, by Quitclaim Deed from Cleve David Duke, dated July 5, 2012, of record in Instrument No. 20120719-0063683, Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 75 Peachtree Street, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 2nd day of June, 2014.

Cleve David Duke

Gwendyl Bernita Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cleve David Duke and Gwendyl Bernita Duke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2014.

My commission expires: 9/9/14

Notary Public

