BILL GARRETT, Davidson County
Trans:T20140040160 DEEDWARR
Recvd: 06/06/14 15:50 2 pgs
Fees:13.00 Taxes:495.80
20140606-0049618

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53486
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tue Le 7001 Lenox Village Drive, #10 Nashville, TN 37211	New owner

TAX MAP-PARCEL NUMBERS: 172120D01000CO

WARRANTY DEED

*husband and wife

FOR AND IN CONSIDERATION of the sum of **$134,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark Duke and Alva Duke,* hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Tue Le** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

** a single person

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-10 of Section One, The Town Center Homes at Lenox Village, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Instrument No. 20031120-0169460 and shown as Exhibit "B" to the Master Deed of record in Instrument No. 20031212-0178492, Register's Office for said County, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mark Duke and Alva Duke, as tenants in common by Quitclaim Deed from Duke Family, LLC, a Tennessee limited liability company, dated April 12, 2012, recorded April 13, 2012 in Instrument No. 20120413-0031627, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20031120-0169460 and shown as Exhibit "B" to the Master Deed in Instrument No. 20031212-0178492, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed and Restrictions of record in Instrument No. 20020315-0032825 and Instrument No. 20021226-0158459, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Declaration of Covenants and Restrictions for the Residential Neighborhood of record in Instrument No. 20020315-0032826 and Instrument No. 20031212-0178492, said Register's Office; Ingress/Egress easement reserved in Instrument No. 20010103-0000902, said Register's Office; Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20130626-0065783, said Register's Office.

This is improved property, known as: 7001 Lenox Village Drive # 10, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of ~~May~~ June, 2014.

Mark Duke

Alva Duke

State of TENNESSEE

County of DAVIDSON

On this 4th day of ~~May~~ June, 2014 , before me the undersigned authority, personally appeared Mark Duke and Alva Duke , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Sworn and subscribed before me this the 4 day of ~~May~~ June, 2014

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017