THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071489** BILL GARRETT, Davidson County Trans:T20140065887 DEEDWARR Recvd: 09/04/14 13:47 2 pgs Fees:13.00 Taxes:3738.85 20140904-0081061	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,010,500.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Michael Gavin Duke and Lorie T. Duke 407 Lynnwood Blvd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-11-0-099.00

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, **Harrison W. James and Emily T. James, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Michael Gavin Duke and Lorie T. 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 1, RE-SUBDIVISION OF LOTS 47, 52 AND THE NORTH PARTS OF LOTS 48 AND 51, ROYAL OAKS COMPANY'S, as shown on plat of record in Plat Book 4595, Page 177, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Harrison W. James and wife, Emily T. James by Warranty Deed from Jay R. Smith and wife, Wendy T. Smith, recorded on the 19th day of October, 2000 in Instrument No. 20001019-0103633, 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 2014 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2014 and thereafter, for tax parcel identification number 116-11-0-099.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF LOTS 47, 52 AND THE NORTH PARTS OF LOTS 48 AND 51, ROYAL OAKS COMPANY'S, as recorded in Plat Book 4595, Page(s) 177.

Easement for Sanitary Sewer, recorded in Book 5787, Page 21.

This is improved property located at 407 Lynnwood Blvd Nashville TN 37205

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 29th day of August, 2014.

Harrison W. James

Emily T. James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harrison W. James and Emily T. James, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM I. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014