BILL GARRETT, Davidson County
Trans:T20140066371 DEEDWARR
Recvd: 09/05/14 15:18 3 pgs
Fees:18.00 Taxes:2756.50
20140905-0081685

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson,** **an Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $745,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2014. Notary Public My Commission Expires: _____

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

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information:
Eric James Yetter and Virginia Maynard Yetter 2302 Sterling ~~Drive~~ RD Nashville TN 37215	New Owner	11706001300

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, Michael Gavin Duke and wife Lorie Theresa Duke ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Eric James Yetter and Virginia Maynard Yetter, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2302 Sterling ~~Drive~~ Rd, Nashville TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 28th day of August, 2014.

Michael Gavin Duke

Lorie Theresa Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Gavin Duke and wife Lorie Theresa Duke, 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 28th day of August, 2014.

Notary Public

My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Exhibit "A"

Land in Davidson County, Tennessee being Lot 7, Block 9, A Development of Stokes Tract, as shown on plat of record in Plat Book 974, page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said property.

Being the same property conveyed to Michael Gavin Duke and wife, Lorie Theresa Duke by Warranty Deed from James H. Lokey and wife, Anne Elizabeth D. Lokey, recorded on the 5th day of July, 2005, in Instrument No. 20050705-0076864, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable, which have been prorated and assumed by Grantees.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Development of Stokes Tract, as recorded in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee.