BILL GARRETT, Davidson County
Trans:T20140069221 DEEDWARR
Recvd: 09/16/14 14:13 3 pgs
Fees:18.00 Taxes:410.70
20140916-0084896

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0372HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of September, 2014.

Notary Public
Commission Expires: 3/20/2018

ANGELA A RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 20, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mariella Morton 423 Gates Road Goodlettsville, TN 37072	OWNER	033-08-0-027.00

WARRANTY DEED

FOR AND IN 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, I/WE,

James E. Duke, Sr. and Shirley D. Cooper and Calvin B. Duke and Judy D. Golden, devisees of Edith Hollars Duke

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mariella Morton, unmarried

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 in Davidson County, Tennessee, being Lot No. 69 on the Plan of Gatewood, Section 1, of record in Plat Book 3300, Pages 47 through 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Calvin S. Duke and wife, Edith H. Duke by Warranty Deed from G. H. Raines and wife, Wanda Raines, dated 5/4/79 and recorded 5/7/79 in Book 5431, Page 675, Register's Office for Davidson County, Tennessee. The said Calvin S. Duke having since died on 7/28/89, leaving the subject property vested solely in Edith H. Duke. The said Edith H. Duke (aka Edith Hollars Duke) died testate on 5/25/13, and pursuant to her Last Will and Testament and Order to Probate filed 6/26/14 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) in Docket No. 14P-1023, devised her real estate in equal shares to James E. Duke, Sr., Shirley D. Cooper, Calvin B. Duke and Judy D. Golden, with Judy D. Golden being appointed as Executrix.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 423 Gates Road, Goodlettsville, TN 37072.

Dated this the 8th day of September, 2014.

James E. Duke SR.

James E. Duke, Sr.

STATE OF WEST VIRGINIA
COUNTY OF Cabell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James E. Duke, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Huntington, West Virginia this 8th day of September, 2014.



Heather Robinson
Notary Public
My Commission Expires: May 1, 2024

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of September, 2014.

Shirley D. Cooper

Calvin B. Duke

Judy D. Golden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shirley D. Cooper and Calvin B. Duke and Judy D. Golden** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee this 8th day of September, 2014.

Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)

ANGELA A RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 20, 2018