WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

JILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11346

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keegan Edward Dewitt	Stonegate Mortgage Corporation	082-04-0-044.00
(NAME)	(NAME)	
1117 N 7th Street	9190 Priority Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Indianapolis, IN 46240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/29/14 10:52 3 pgs
Fees:18.00 Taxes:1326.08
20140929-0089354

FOR AND 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, **Duke & Duke, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keegan Edward Dewitt and Margaret Rose Dewitt, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 234 and the south 19 feet of Lot No. 235 on the Map of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.

SAID lot and part of said lot adjoin and front together 50 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Shields Rentals by Warranty Deed from Estate of Roy Raymond White, dated December 21, 1999, of record in Instrument No. 19991223-0305700, Register's Office for Davidson County, Tennessee. Shield Rentals is now known as Shields Rentals, L.P., a Tennessee limited partnership, as shown in Articles of Merger of record in Instrument No. 19991230-0309137; Certificate of Limited Partnership of record in Instrument No. 20010215-0014659, amended in Instrument No. 20120924-0086791; Certificate of Merger of record in Instrument No. 20010215-0014660 and Statement of Partnership Authority of record in Instrument No. 20050415-0042297, all of record in the Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Duke & Duke, LLC, a Tennessee limited liability company, by Warranty Deed from Shields Rentals, L.P., a Tennessee limited partnership, dated April 29, 2014, of record in Instrument No. 20140502-0037076, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year *, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; any and all matters appearing on the Map of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1117 N 7th Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 26th day of September, 2014.

Duke & Duke, LLC

By:

Bryan D. Spicer, Chief Manager

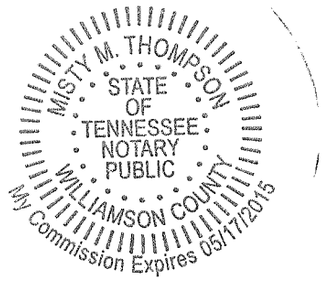
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **BRYAN D. SPICER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the chief manager of Duke & Duke, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such chief manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Duke & Duke, LLC, a Tennessee limited liability company by **BRYAN D. SPICER** as such chief manager.

Witness my hand and official seal at office, this 26th day of September , 2014.

NOTARY PUBLIC

My Commission Expires:



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

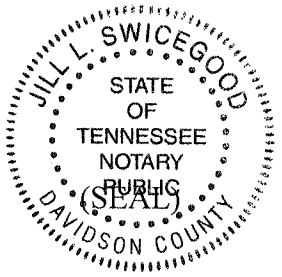
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: 9/10/18