RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
FLT140004

BILL GARRETT, Davidson County
Trans: T20140080723 DEEDWARR
Recvd: 10/27/14 13:02 2 pgs
Fees: 13.00 Taxes: 250.68
20141027-0098794

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,750.00.

Sheila Davis Duke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of October, 2014.

NOTARY PUBLIC

My commission expires: 12/21/2014

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Davis Duke, *et ux.* 523 Harding Pl., #25 Nashville, TN 37211		147-02-0-A-025.00 CO

FOR AND IN CONSIDERATION of the sum of Sixty Seven Thousand Seven Hundred Fifty and 00/100 Dollars ($67,750.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN R. DUKE, III AND LAURA A. BUCKNER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SHEILA DAVIS DUKE AND HUSBAND, JOHN R. DUKE, JR.**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 25, Building C, The Coach House, a Condominium, as shown on Plat of record in Plat Book 4675, Page 107, and as established under Master Deed of record in Book 4809, Page 829, as amended in Book 4813, Page 964, and in Book 5100, Page 894, and in Book 5100, Page 897, all in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to John R. Duke, III and Laura A. Buckner, husband and wife, by Warranty Deed dated May 14, 2010 and recorded May 18, 2010, of record in Instrument Number 20100518-0038279, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 523 Harding Place, #25, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23 day of October, 2014.

JOHN R. DUKE III

LAURA A. BUCKNER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, John R. Duke III and Laura A. Buckner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of October, 2014.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My commission expires: 12/21/2014