BILL GARRETT, Davidson County
Trans:T20140081927 DEEDWARR
Recvd: 10/30/14 14:23 2 pgs
Fees:13.00 Taxes:510.60
20141030-0100245

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 138,000.00

David E. Duke
Affiant

Subscribed and sworn to before me, this 27th day of October, 2014.

Elizabeth Maison
Notary Public

My commission expires: 8.11.16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NAROUZ NAROUZ	**US BANK NA**	**149030A03300CO**
3272 CLAPHAM RD	**3180 RIDER TRAIL SOUTH**	
ANTIOCH, TN 37013	**EARTH CITY, MO 63045**	

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 ACKNOWLEDGE, WE,

DAVID E. DUKE and wife, KELA M. DUKE, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NAROUZ NAROUZ AND EMAN S. SALAMA, 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:

Being Lot Number 92 on the Plan of Section Two Chelsea Village Addition, of record in Plat Book 7900, at page 903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO DAVID E. DUKE and wife, KELA M. DUKE, husband and wife, BY DEED FROM BUTLER BUILDERS, LLC, DATED 09/30/1995 AND RECORDED ON 10/05/1995 IN BOOK 9819, PAGE 522, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3272 CLAPHAM RD, ANTIOCH, TN 37013.

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 in 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/our hand(s) this 27th day of October, 2014.

David E. Duke
DAVID E. DUKE

Kela M. Duke
KELA M. DUKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DAVID E. DUKE and KELA M. DUKE, the within named Grantor(s), 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, at office, this 27th day of October, 2014.

Elizabeth Maison
Notary Public

My Commission Expires: 2-11-16

