THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Mudter & Patterson **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $124,900.00. Affiant Subscribed and sworn to before me this 6 day of November, 2014. Notary Public for the State of Tennessee My commission expires:

TOM RUTGERSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

Davidson County DEEDWARR
Recvd: 11/12/14 14:37 3 pgs
Fees:18.00 Taxes:462.13
20141112-0104482

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Deidre Duker 2400 Pickell Drive Nashville, TN 37210	Deidre Duker 1130 Woodvale Dr. Nashville, TN 37204	Map and Parcel No.: 119 060 23200

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, **Linda Marie Appleton Qualls and William Russell Appleton, Co-Executors of the Estate of Marie Lucille Davis Appleton,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Deidre Duker, unmarried,** ("Grantee"), her 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 2400 Pickell Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, her 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, Grantors have executed this instrument on the 6th day of November, 2014.

Linda Marie Appleton Qualls Co. Executor
Linda Marie Appleton Qualls, Co-Executor
of the Estate of Marie Lucille Davis Appleton

William Russell Appleton Co-Executor

William Russell Appleton, Co-Executor
of the Estate of Marie Lucille Davis Appleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Linda Marie Appleton Qualls and William Russell Appleton, Co-Executors of the Estate of Marie Lucille Davis Appleton**, 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 in the capacity and for the purposes therein contained.

Witness my hand at office this 6th day of November, 2014.

Notary Public for the State of Tennessee

My commission expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 59 on the Map of Sterling Heights, Section Three as of record in Plat Book 1424, page 113, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Roy R. Appleton and wife Marie D. Appleton by deed dated October 1, 1949 from Sterling Homes, Inc. of record in Book 1763, page 5, Register's Office for Davidson County, Tennessee. Roy R. Appleton died on July 6, 2006. Marie Lucille Davis Appleton died on April 3, 2011. Under the terms of the Will of Marie Lucille Davis Appleton, filed in Docket # 11P-1056, Office of the Davidson County Probate Court Clerk, the Testatrix directed that any real property which she owned at the time of her death would be administered as part of her probate estate, subject to the control of her personal representative. Letters Testamentary were issued to Linda Marie Appleton Qualls and William Russell Appleton. Marie D. Appleton and Marie Lucille Davis Appleton are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable.
2. Restrictive covenants contained in an instrument of record in Book 1728, page 541, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 1424, page 113, Register's Office for Davidson County, Tennessee.

CERTIFICATION

I do hereby make oath that I am 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.

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7 day of November, 20 14, personally appeared before me, a notary public for this county and state, Rebeccsa Waynick who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.