BILL GARRETT, Davidson County
Trans:T20150056996 DEEDWARR
Recvd: 07/14/15 11:53 2 pgs
Fees:13.00 Taxes:626.78
20150714-0068493

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $169,400.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2015. Notary Public My Commission Expires: 8-23-17

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Address New Owner As Follows: Ashton Howard 1334 Winthorne Drive Nashville, TN 37217	Send Tax Bills To: Highlands Residential Mortgage 12001 N. Central Expressway, #750 Dallas, TX 75243	Map-Parcel Number: 120 09 0 160.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN L. DUKE AND LISA DUKE, both unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ASHTON HOWARD, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5D-47, as shown on the map entitled the Plan of Glengary Park, Section 5-D, of record in Book 3600, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin L. Duke and wife, Lisa Duke, by deed from Eun S. Gabelman, of record in Instrument No. 20020501-0053590, dated April 26, 2002, said Register's Office. The said Kevin L. Duke and Lisa Duke having since divorced pursuant to Final Decree of Divorce, Case No. 09D-283, in the Fourth Circuit Court of Davidson County, Tennessee at Nashville.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3600, page 36, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 3675, page 278, said Register's Office.

This is improved property known as: **1334 Winthorne Drive, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of July, 2015.

Kevin L. Duke

Lisa Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin L. Duke and Lisa Duke, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of July, 2015

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016