WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150066538 DEEDWARR
Recvd: 08/11/15 08:47 2 pgs
Fees: 13.00 Taxes: 370.00
20150811-0080057

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Duke & Duke, LLC	Duke & Duke, LLC	071-15-0 135.00
(NAME)	(NAME)	
342 Cool Springs Blvd., Suite 202	342 Cool Springs Blvd., Suite 202	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Tracey Autry and Thomas Kenneth George,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duke & Duke, LLC,** 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:

The following described tract of land in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Being Lots Nos. 397 and 398 on the Plan of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for said County.

Said Lots Nos. 397 and 398 front together, 50 feet on the easterly side of Meridian Street, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Vanas Carl George, Thomas Kenneth George and Tracey Autry by Quitclaim Deed from Peggy D. Mathes, Administrator of the Estate of Georgia Lee George, dated April 9, 2012, of record in Instrument No. 20120424-0035149, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Tracey Autry and Thomas Kenneth George by Quitclaim Deed from Vanas Carl George, a married man, joined by spouse, Mary Douraine George, dated November 20, 2014, of record in Instrument No. 20121128-0109345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Book 421, page 14; and Restrictions of record in Book 1025, page 51, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1327 Meridian St., 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 our hands this 31st day of July, 2015.

Tracey Autry

Thomas Kenneth George

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Tracey Autry and Thomas Kenneth George, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of July, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 21324

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017