This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20150066910 DEEDWARR
Recvd: 08/12/15 08:21 3 pgs
Fees:17.00 Taxes:0.00
20150812-0080459

New Owner:	**Send Tax Bill:**	**Map/Parcel**
WILLIE D. DUKE, Trustee ELVADEAN DUKE, Trustee DUKE REVOCABLE LIVING TRUST dated December 10, 2015 306 Gaywood Drive Nashville, TN 37211	SAME	Map: 147-2 Parcel: 75

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

Sworn to and subscribed before me this 5th day of August, 2015.

Notary Public

My Commission Expires: 05-03-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, WILLIE D. DUKE, and wife, ELUDEAN C. DUKE, also known as ELVADEAN C. DUKE; also known as ELVADEAN DUKE, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to WILLIE D. DUKE and ELVADEAN DUKE, TRUSTEES of the DUKE REVOCABLE LIVING TRUST, dated December 10, 2013, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we 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.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 HAND this 5th day of August, 2015.

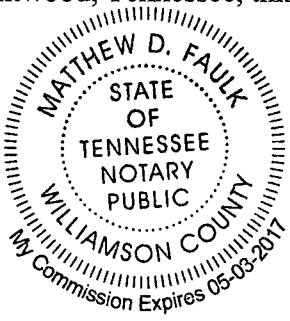
By: _____
WILLIE D. DUKE

_____
ELVADEAN C. DUKE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIE D. DUKE and ELVADEAN C. DUKE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 5th day of August, 2015.



_____
NOTARY PUBLIC

My Commission Expires: 05-03-2017

Exhibit A

Property Description

Said property is described to wit:

Being Lot No. 315 on the Plan of Caldwell Hall, Section II, of record in Book 2900, page 96, Register's Office for said County, as follows:

Said Lot No. 315 fronts 85' feet on the north side of Gaywood Drive and runs back between lines 170.9 feet on the west line and 150 feet on the east line to a dead line in the rear on which it measures 78.3 feet.

Being the same property conveyed to William C.Palmer and wife, Lois F. Palmer by deed from Charles D.Hixon and wife, of record in Book 4241, page 370, said Register's Office.

Escrow account transferred to Purchasers with assumption of taxes and insurance.

Being the same property conveyed to Willie D. Duke and wife, Eludean C. Duke by Warranty Deed of record from William C. Palmer and wife, Lois F. Palmer, in Deed Book 4340, Page 21, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to any existing limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 306 Gaywood Drive, Nashville, TN 37211.