This instrument was prepared by Carmack C. Shell of Marks, Shell & Maness, 233-A Dunbar Cave Road, Clarksville, TN 37043.

BILL GARRETT, Davidson County
Trans:T20150099371 DEEDWARR
Recvd: 11/23/15 10:23 2 pgs
Fees:13.00 Taxes:185.00
20151123-0118467

NAME & ADDRESS OF PROPERTY OWNER:
Russell Zavitson
608 Bedford Forest Court
Old Hickory, TN 37138

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
(Same as above)

STEVE DUKES a/k/a STEVEN DUKES, ET UX

TO: CASH WARRANTY DEED

RUSSELL ZAVITSON

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, STEVE DUKES a/k/a STEVEN DUKES and wife, AIMEE DUKES, as GRANTORS, have bargained and sold and do hereby transfer and convey unto the GRANTEE, RUSSELL ZAVITSON, his heirs and assigns forever, the following described real estate, together with any and all improvements thereon, to-wit:

> Property situated in Davidson County, Tennessee and having Map and Parcel No. 104-10-0-246.00, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lot Nos. 172, 178 and the southeasterly 60 feet of Lot No. 171 on the Map of Dr. R. W. Grizzard, not of record, which Resubdivision is of record in Plat Book 4885, Page 42 (vacating Book 4885, Page 34 and erroneously referenced in prior documents), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Included in the above description, but hereby excluded from the above being that portion of the property conveyed to the State of Tennessee, of record in Book 5996, Page 101, of said Register's Office.
>
> This is the same property which was conveyed to Russell Zavitson, a 25% interest, Debbie D. Zavitson, a 25% interest, and Steve Dukes and Aimee Dukes, husband and wife, a 50% interest by deeds of record in Instrument Nos. 20050401-0035758 and 20100802-0060350. Reference is further made to quitclaim deed of record in Instrument No. 20131209-0124941, wherein Debbie D. Zavitson, now a single person, conveyed her 25% interest to Russ Zavitson.
>
> Russell Zavitson and Russ Zavitson is one and the same person.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEE, RUSSELL ZAVITSON, his heirs and assigns forever.

SUBJECT to the terms, conditions, and matters as shown on the aforementioned described plat of record, of the Register's Office for Davidson County, Tennessee, THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, that they have a good and lawful right to convey the same, that it is unencumbered, and they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

IN WITNESS WHEREOF, the GRANTORS have hereunto signed their names on this the 20 day of November, 2015.

STEVE DUKES a/k/a STEVEN DUKES

AIMEE DUKES

GRANTORS

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE DUKES a/k/a STEVEN DUKES and wife, AIMEE DUKES, the within named bargainors, 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 the purposes therein contained.

Witness my hand and seal, at office, on this the 20 day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 10-17-18

MARY R. WELKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the GRANTEE, the GRANTEE'S AGENT or a TRUSTEE acting for the GRANTEE, after being duly sworn, makes OATH that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $50,000.00.

AFFIANT

Sworn and subscribed to before me on this the 20 day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 10-17-18

MARY R. WELKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY