BILL GARRETT, Davidson County
Trans:T20150106976 DEEDWARR
Recvd: 12/18/15 12:39 3 pgs
Fees:18.00 Taxes:407.00
20151218-0127381

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2015. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STANISLAW H. JANECZKO, III ET UX	**SAME**	**047-00-0-046.00**
(NAME) **5296 OLD HICKORY BLVD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, GARY C. DUKE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STANISLAW H. JANECZKO, III, AND WIFE, TRACY A. JANECZKO,** 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:

Property located on the West Side of Sulphur Creek Road in the 1st Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 46.00 on Davidson County Property Map 47, and being more particularly described according to a survey by C&K Surveyors, L.L.C., William E. Crenshaw, TN. R.L.S. #2395, dated December 14, 2015 as follows:

BEGINNING at an iron pin set in the westerly right-of-way of Sulphur Creek Road, 20 feet from the centerline, at the Southeast corner of the herein-described tract. Said pin being the Northeast corner of the Fred N. Moore etux property of record in Deed Book 4235, Page 238, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the right-of-way of Sulphur Creek Road, with the northwesterly line of Moore, S 49°45'00" W- 965.66' to an iron pin set in the northerly line of the Barbara J.W. Sampson property of record in Deed Book 11212, Page 533, R.O.D.C., TN. Thence along said northerly line, S 89°08'41" W-339.88' to an iron pin set at the Southwest corner of this tract and the Southeast corner of the Charlotte Rose Walker property of record in Instrument No. 20000310-0025121, R.O.D.C., TN. Thence, with the easterly line of Walker, and Zebedee Johnson of record in Deed Book 9708, Page 127, R.O.D.C., TN., and McGuire's Logging of record in Instrument No. 20041208-0146312, R. O. D. C., TN ., N 04°08'54" E- 1496.00' to an iron pin set at the Northernmost corner of this tract and a corner to the Luther Allen etux property of record in Deed Book 3178, Page 66, R.O.D.C., TN. Thence with the line of Allen, S 23°08'l0" E-240.00' to an iron pin set; Thence N 59°49'06" E-234.40 to an iron pin set in the westerly right-of-way of Sulphur Creek Road. Thence leaving the line of Allen with the westerly right-of-way of Sulphur Creek Road, S 43°59'31" E - 567.32' to a point; Thence with a curve right having a radius of 2244.71', a chord of S 38°24'42" E -436.56' and an arc length along said curve of 437.25' to a point ; Thence S 32°49'52" E-11.89' to the POINT OF BEGINNING, containing 21.58 acres, more or less.

Being the same property conveyed to H. C. Duke by deed from Georgia M. Kelly, a widow, of record in Deed Book 5303, Page 138, dated June 8, 1978, said Register's Office. H.C. Duke having died Testate on or about June 21, 2003. The Last Will and Testament of Howard Clifton Duke filed with the Davidson County Probate Clerk's Office as Docket No. 03P-1028, devised said property to Gary C. Duke. H. C. DUKE and Howard Clifton Duke being one and the same person.

Unimproved (X)
This is improved( ) property, known as **0 SULPHUR CREEK ROAD, NASHVILLE, TN 37218**
(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 my hand this 18th day of **DECEMBER, 2015.**

GARY C. DUKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **GARY C. DUKE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2015.

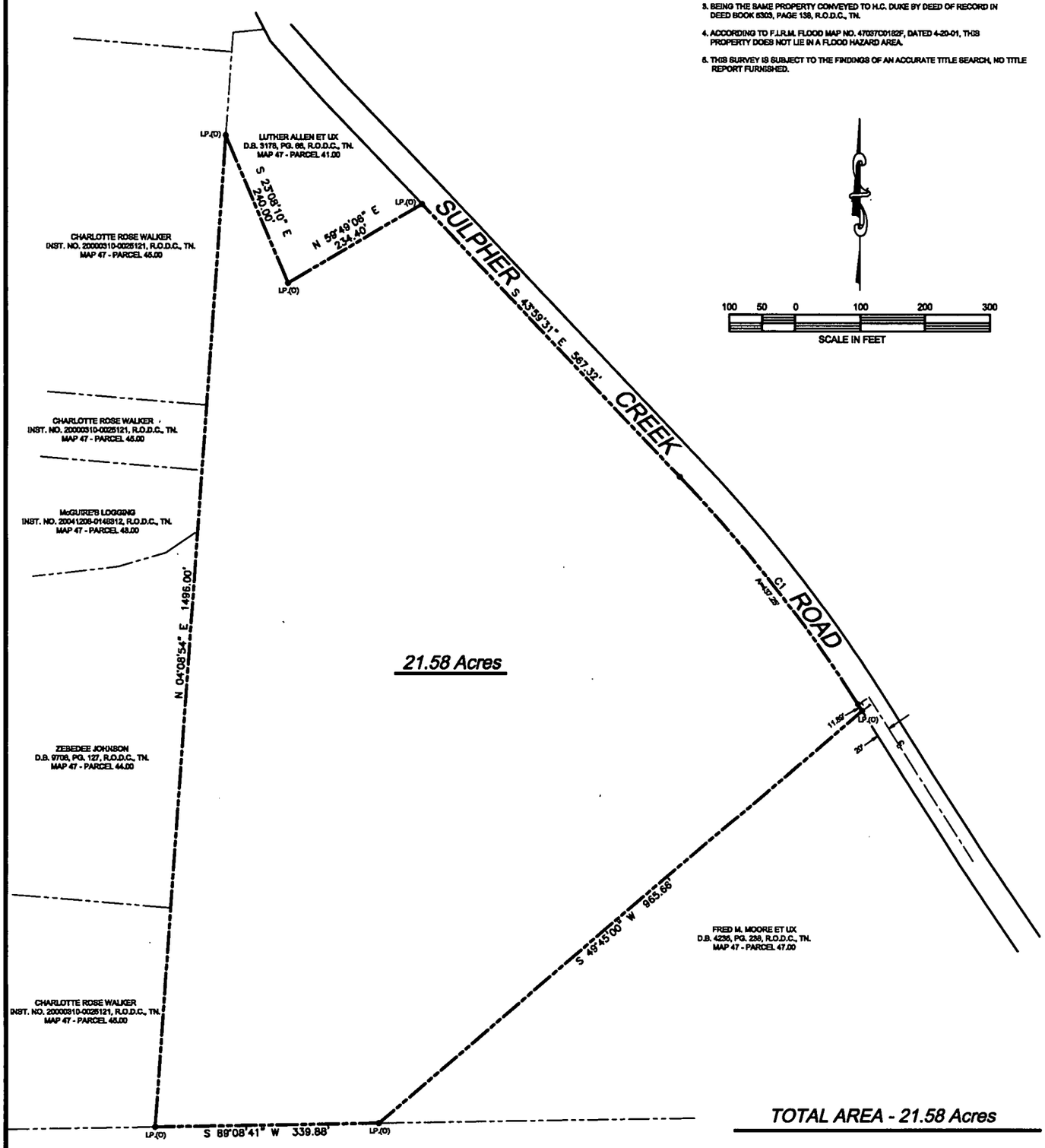
My commission expires: NOVEMBER 5, 2018

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTES:

1. NORTH BASED ON DEED OF RECORD IN DEED BOOK 4235, PAGE 238, R.O.D.C., TN.
2. PROPERTY IS SHOWN AS PARCEL 48.00 ON DAVIDSON COUNTY PROPERTY MAP 47.
3. BEING THE SAME PROPERTY CONVEYED TO H.C. DUKE BY DEED OF RECORD IN DEED BOOK 6303, PAGE 138, R.O.D.C., TN.
4. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47037C0182F, DATED 4-20-01, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
5. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED.



100 50 0 100 200 300

SCALE IN FEET

LINE	BEARING	DISTANCE
L1	S 32°49'52" E	11.89'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2244.71'	437.25'	436.58'	S 38°24'42" E	11°09'39"

I HEREBY CERTIFY THAT THIS IS A CATEGORY "3" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:5000 AS SHOWN HEREON. THIS SURVEY WAS DONE IN ACCORDANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

TOTAL AREA - 21.58 Acres

BOUNDARY SURVEY
FOR
H. C. DUKE

PROPERTY LOCATED ON THE WEST SIDE OF SULPHER CREEK ROAD
1st COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE

DATE : DECEMBER 14, 2015

SCALE : 1" = 100'

PREPARED BY :

C&K SURVEYORS, L.L.C.
242 WEST MAIN ST.
PMB 199
HENDERSONVILLE, TN. 37075
615-497-6444