WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/27/2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7848 DUKE JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jerry William Duke and Janet Whittaker Duke	InterLinc Mortgage Services,LLC	064160C01300CO
514 Selsey Court S	10613 W. Sam Houston Pkwy N, Ste. 200	
Hermitage, TN 37076	Houston, TX 77064	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHELE D. DOMOWICZ AND JOHN BURCHELL*, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JERRY WILLIAM DUKE AND JANET WHITTAKER DUKE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 514 Selsey Court S, Hermitage, TN 37076

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand hand on the 18th day of December, 2015.

Michele D. Domowicz

John Burchell

BILL GARRETT, Davidson County
Trans:T20150109384 DEEDWARR
Recvd: 12/29/15 09:22 2 pgs
Fees:13.00 Taxes:592.00
20151229-0130347

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, MICHELE D. DOMOWICZ and JOHN BURCHELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 3/27/2016

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

15-7848 DUKE JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County Tennessee, being Lot No. 13 on the Plan of Section One, Wembley Downs, of record in Plat Book 7900, Page 301, said Register's Office. Said Lot No. 13 fronts 40.49 feet on the Westerly margin of Selsey Court South and extends back 101.84 feet on the Southerly line and 190.10 feet on the Northerly line to a broken line in the rear, measuring 38.12 feet thereon.

Being the same property conveyed to Michele D. Domowicz, an unmarried woman* by Warranty Deed from Cynthia A. Callan, Rebecca J. Callan Cox, Candice F. Callan Heinicke, Timothy J. Callan, Blake Billings Morehouse, Hannah Billings, and Rebecca J. Callan Cox Trustee for Ethan Billings, recorded on the 21st day of May, 2012 in Instrument No. 20120521-0043730, in the Register's Office of Davidson County, Tennessee.

*Michele D. Domowicz, having since married. John Burchell, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interest in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION ONE, WEMBLEY DOWNS, as recorded in Plat Book 7900, Page(s) 263, Plat Book 7900, Page 296, Plat Book 7900, Page 301 and Boundary Plat recorded in Plat Book 8250, Page 6, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8304, Page 623, amended in Book 8447, Page 633 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of By-Laws recorded in Book 9522, Page 349.

f. Charter of Wembley Downs Homeowners Association, Inc. recorded in Book 8404, Page 718.

g. Quitclaim Deed to Homeowners Association for Open Space recorded in Book 8405, Page 408.

h. Stormwater Detention Agreement recorded in Book 8313, Page 669.