Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Blvd. Suite 178
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/16/16 14:32 3 pgs
Fees:18.00 Taxes:296.00
20160216-0014517

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2016.

Notary Public
My commission expires: 1-8-2018

03-1602-38502

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kristine F. Duke 2705 Somerset Place Nashville TN 37221	*SAME AS NEW OWNER*	133-03-0-051.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sherri F. Smothers**, single hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kristine F. Duke**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Map of Hinchey Petway's Subdivision of record in Minute Book "1", page 442, of the Chancery Court at Nashville and described as follows:

Beginning at a point in the northerly margin of the Antioch or Mill Creek Road at the SE corner of a 7.6 acre tract purchased by C. M. Rogers and wife, Octavia Rogers from L. C. Yates and wife, Nannie Yates, which is described in deed registers in Book 919, page 752, RODC, TN; running thence S 87° 30' W 69 ft. along the said northerly margin of the Antioch or Mill Creek Valley Road to a point; thence N 3° E 220 ft. to a point; thence N 87° 30' E 69 ft. to a point in the easterly line of the said tract purchased by C. M. Rogers and wife, Octavia Rogers; thence S 3° W 220 ft. along said easterly line of said tract to the point of beginning.

Included therein but expressly excluded therefrom is the following described property:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville & Davidson County, TN, being part of Lot No. 18 on the Map of Hinchey Petway's Subdivision, of record in Minute Book "I", page 442, of the Chancery Court at Nashville and described as follows:

Said strip or parcel of land fronts 69 ft. on the present north margin of Antioch Pike and runs back between parallel lines 18.50 ft. on the E line and 19.15 ft. on the west line to points on the new relocated N margin of Antioch Pike on which it measures 69.10 ft. thereon, the same being parallel to and 30 ft. from the new relocated centerline of said Pike.

Being the same property conveyed to Sherri F. Smothers by deed from William A. Bell, dated January 31, 1986, recorded February 5, 1986, of record in Book 6777, Page 127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 166 Antioch Pike, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of February, 2016.

Sherri F. Smothers

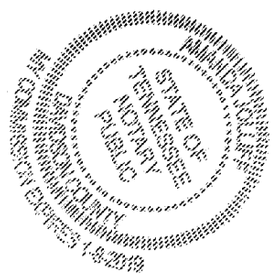
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sherri F. Smothers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of February, 2016.

State of Tennessee Notary Public at Large

My Commission expires: 1-8-2019



True Copy Certification

I, Amanda Tollett, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

CECILIA M. HENSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, CECILIA HENSLEY, a notary public for this county and state, Amanda Tollett, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/2019