(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160029233 DEEDWARR
Recvd: 04/11/16 13:01 2 pgs
Fees:13.00 Taxes:536.50

20160411-0034472

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Duke & Duke, LLC	Duke & Duke, LLC	072-04-0-064.00
(NAME)	(NAME)	
P.O. Box 428	P.O. Box 428	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024	Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stephen Gaye Surrett, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duke & Duke, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 13 of Block "C" on the Plat of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 13 fronts 80 feet on the southerly side of Inglewood Circle North and runs back between parallel lines, 150 feet to the northerly line of Lot No. 5.

Being the same property conveyed to E. L. Bentley, Jr., by Warranty Deed from Jean Bentley (unmarried), dated June 1, 1973, of record in Book 4716, page 351, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Donna Lee Surrett by Quitclaim Deed from Donna Lee Surrett, Executrix, to make distribution in accordance with the Will of E. L. Bentley, Jr., deceased, of record in Will Book 153, page 264, Davidson County Court's Office, and Jimmy A. Duncan, Trustee, dated April 18, 1986, of record in Book 6835, page 125, Register's Office for Davidson County, Tennessee. Donna Lee Surrett died intestate on March 13, 2012 leaving as her only heirs Stephen Gaye Surrett, her husband and Stephen Gregory Surrett, Donna Jean Surrett Hale, Daniel Wayne Surrett, Michael Patrick Surrett, Teresa Ann Surrett Manns and Linda Marie Surrett, her children, as shown in Affidavit of Heirship of record in Instrument No. 20160211-0013127, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Stephen Gaye Surrett by Quitclaim Deed from Stephen Gregory Surrett, Donna Jean Surrett Hale, Daniel Wayne Surrett, Michael Patrick Surrett, Teresa Ann Surrett Manns and Linda Marie Surrett, dated September 30, 2015, of record in Instrument No. 20160211-0013128 and by Affidavit As To Heirship of record in Instrument No. 20160411-0034471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1130, page 1; Restrictions of record in Book 1066, page 437; Easement for sanitary sewers and/or storm drainage of record in Book 4277, page 628; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1430 Inglewood Circle N, Nashville, TN 37216
(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 7th day of April, 2016.

Stephen Gaye Surrett

Stephen Gaye Surrett

State of Tennessee)
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stephen Gaye Surrett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of April, 2016.

Notary Public
My Commission Expires: _____

File No.: 22685

