SEND TAX BILLS TO NEW OWNER:
Alicia Bequette
245 Yates Lane
Joelton, TN 37080

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20160037573 DEEDWARR
Recvd: 05/05/16 14:21 2 pgs
Fees:13.00 Taxes:218.30
20160505-0044729

Map & Parcel: 051-15-0A-061.00 CO

THIS DEED OF CONVEYANCE, executed and delivered by **BILLY DUKE, JR.**, married, as to and undivided (1/2) interest, and **CHARLES DUKE**, married, as to and undivided (1/2) interest, hereinafter called the Grantors, to **ALICIA BEQUETTE**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

**Being Unit No. L-61 as shown on the Plat of Quail Creek Condominiums of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners Association all as described in Book 6328, page 44, et seq., said Register's Office.**

**RESTRICTIONS: The above described property is subject to all matters as set forth in the Master Deed for Quail Creek Homeowner's Association of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee, and to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Plat of Quail Creek Condominiums of record in Book 6328, Pages 89-90, said Register's office.**

**Being that property conveyed to Billy Duke, Jr. and Charles Duke, by deed from Virginia Johnson, recorded December 20, 2011 in Instrument No. 20111220-0099345, Register's Office for Davidson County, Tennessee.**

**The property being conveyed is not the marital residence of any Grantor herein.**

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 2nd day of May, 2016.

BILLY DUKE, JR.

CHARLES DUKE

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Billy Duke, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 2nd day of May, 2016.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Duke** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 2nd day of May, 2016.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC

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STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$59,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 2nd day of May, 2016.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC/Register