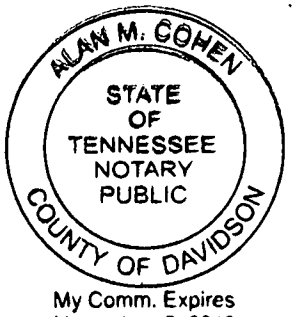
Box 10-B



My Comm. Expires
November, 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$181,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23RD DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

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
KEVIN DUKS	**SAME**	**146-08-0-193.00**
(NAME) **213 WILLIAMSBERG CIRCLE**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160043128 DEEDWARR
Recvd: 05/23/16 14:10 6 pgs
Fees:33.00 Taxes:669.70
20160523-0051457

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MELVIN B. BOLT, MARTHA ANN HILLIS, PAUL TIMOTHY BOLT, WAYNE K. BOLT, AND MELISSA B. WARD, BEING ALL THE HEIRS AT LAW OF ALVIN LEWIS BOLT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN DUKS,** HEREINAFTER CALLED THE GRANTEE, HIS 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, being Lot No. 488, on the map entitled Crieve Hall Estates Section Six, of record in Plat Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALVIN LEWIS BOLT, by deed from HENRY A. GILLESPIE D/B/A HENRY A. GILLESPIE REALTY COMPANY, JOINED BY HIS WIFE, LILLIAN I. GILLESPIE, of record in Book 4059, page 924, dated September 20, 1966, said Register's Office.

ALVIN LEWIS BOLT died intestate, on or about December 20, 2015. The subject property passed to his heirs at law, MELVIN B. BOLT, MARTHA ANN HILLIS, PAUL TIMOTHY BOLT, WAYNE K. BOLT and MELISSA B. WARD. For further reference, see Affidavits of Heirship of record in Instrument No. 20160425-0040178 and 20160425-0040179, said Register's Office. See Intestate Administration - In Re: Estate of Alvin Lewis Bolt, Docket 16P131, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 2331, pages 1 and 2; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.****

Unimproved ( )
This is improved(X) property, known as **325 FIELDCREST DRIVE, NASHVILLE, TN 37211**
(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; 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 11 day of May, 2016.

Melvin B. Bolt

MELVIN B. BOLT

STATE OF Ohio

COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melvin B. Bolt,** 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 office this 11 day of May, 2016.

My commission expires: May 22, 2019

Tara Earl

Notary Public



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; 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 11 day of May, 2016.

Marthaann Hillis

MARTHA ANN HILLIS

STATE OF Tennessee

COUNTY OF Hamilton

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

Witness my hand and official seal at office this 11 day of May, 2016.

My commission expires: 11-24-2019

DEBORAH E. BE[illegible]
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public

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; 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 10th day of May, 2016.

Wayne Bolt

WAYNE K. BOLT

STATE OF Tennessee

COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wayne K. Bolt,** 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 office this 10th day of May, 2016.

My commission expires: 06/25/2017

JOSEPH BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Notary Public

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; 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 9 day of May, 2016.

Melissa B Ward
MELISSA B. WARD

BETTY LAMANCE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF Tennessee

COUNTY OF Hamilton

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

Witness my hand and official seal at office this 9 day of May, 2016.

My commission expires: MY COMMISSION EXPIRES
AUGUST 13, 2019

Betty LaMance
Notary Public

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; 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 16th day of May, 2016.

Paul Timothy Bolt
PAUL TIMOTHY BOLT

STATE OF Texas

COUNTY OF Grayson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul Timothy Bolt,** 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 office this 16th day of May, 2016.

My commission expires: 08/20/2018

Tammie Garner
Notary Public

TAMMIE GARNER
Notary Public
State of Texas
Comm. Expires 08/20/2018