WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160048308 DEEDWARR
Recvd: 06/08/16 09:47 3 pgs
Fees:18.00 Taxes:962.00
20160608-0057740

J-DD-16-7933-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eugene Carroll Wheeler and Eugene Joseph Wheeler	**New Owner**	
(NAME)	(NAME)	**78-72.00**
5241 W AVE L14		
(ADDRESS)	(ADDRESS)	
Lancaster, CA 93536		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID DUKE AND KAYCE DUKE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EUGENE CARROLL WHEELER AND EUGENE JOSEPH WHEELER, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the Eighth Civil District of Davidson County, Tennessee, bein a 7.11 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Registered Surveyor, Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 2598 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 17 degrees 15 minutes West 190 feet in the easterly margin of River Road to a steel post; thence North 71 degrees 24 minutes East 232 feet to a steel post; thence South 82 degrees 48 minutes East 1639 feet to a steel post; thence South 82 degrees 48 minutes East 70 feet, more or less, to the Cumberland River; thence South 5 degrees 35 minutes East 150 feet with the meanders of the Cumberland River to a point; thence North 83 degrees 58 minutes West 69 feet more or less to a steel post; thence North 83 degrees 58 minutes West 1562 feet to a steel post; thence South 75 degrees 34 minutes West 258 feet to the point of beginnng.

Beintg the same property conveyed to David W. Duke, II and wife, Kayce M. Duke by Quitclaim Deed from Curtis M. Groves and wife, Faith S. Groves recorded February 19, 2008 in Instrument Number 20080219-0015418, corrected by Scrivener's Affidavit recorded December 15, 2010 in Instrument Number 20101215-0099758 and part of the same property conveyed to Curtis M. Groves and Faith Groves, husband and wife, by Warranty Deed from Forrest Barnes and Joe Gower, Co-Executors for the Estate of Joe Barnes, Jr., recorded September 18, 2007 in Instrument Number 20070918-0111439, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions set out in Deed of record in Book 4538, Page 589, Register's Office for Davidson County, Tennessee.
- Easement for Flowage of record in Book 2143, Page 285, Register's Office for Davidson County, Tennessee.
- Easement for the flow of waters of the Cumberland River and the rights of the public therein.
- Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.
- Changes in the boundary of the land resulting from erosion of accretion caused by the flow of the Cumberland River.
- Subject to 2016 Property Taxes and all subsequent years.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7933 River Road Pike, Nashville, Tennessee 37209**.

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 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 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/our hand(s) this the 7th DAY OF JUNE, 2016.

David Duke

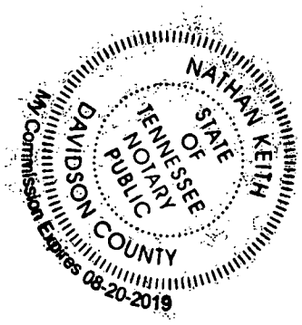
Kayce Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

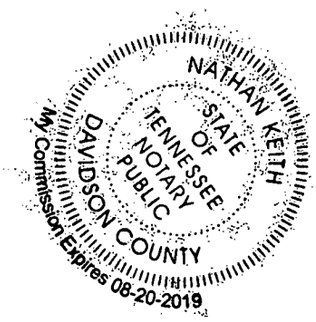


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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