NEW OWNER:

Lurita L. Clay
103 Mount Vernon Drive
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0837

Map 063, Group 04-0, Parcel 044.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160090030 DEEDWARR
Recvd: 10/12/16 13:13 3 pgs
Fees:18.00 Taxes:924.63
20161012-0107938

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars ($249,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DARYL DUKE AND wife, MISTY DUKE**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **LURITA L. CLAY, unmarried,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Lakewood Heights, as shown on the Plat of record in Plat Book 3842, Page 25, and amended in Plat Book 4237, Page 200, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Daryl Duke and wife, Misty Duke, by Warranty Deed from Charles Michael Wooden, II, unmarried, dated August 17, 2007, and of record in Instrument No. 20070820-0099660, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 103 Mount Vernon Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28 day of **September, 2016**.

DARYL DUKE

MISTY DUKE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DARYL DUKE AND MISTY DUKE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of **September, 2016**.

NOTARY PUBLIC

My commission expires:

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JANUARY 24, 2017

****

The actual consideration or value, whichever is greater, for this transfer is $ **249,900.00** .

AFFIANT

Sworn to and subscribed to before me this 28 day of **September, 2016.**

NOTARY PUBLIC

My commission expires: 11-2018

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY