This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 165-14-0-075.00:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Stephan Wolfe
4772 Greystone St
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20160100047 DEEDWARR
Recvd: 11/14/16 10:32 2 pgs
Fees:13.00 Taxes:462.50
20161114-0119542

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **WILLIAM EVANS DUKE AND SADIE MAE DUKE BY AND THROUGH THEIR ATTORNEY IN FACT, PATRICIA ARLENE DUKE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **STEPHAN WOLFE, AN UNMARRIED MAN,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One (Revised) Peppertree Forest of record in Plat Book 6900, Page 973 through 975, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Evans Duke and wife, Sadie Mae Duke by Special Warranty deed from JPMorgan Chase Bank, as Trustee on behalf of Equity One ABS, Inc., Mortgage Pass-Through Certificates Series 2002-2 to Popular Financial Services of record in Instrument No. 20050606-0064321 Register's Office for Davidson County, Tennessee, dated May 31, 2005 and recorded on June 06, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4772 Greystone St, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

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Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10 day of November, 2016.

William Evans Duke, by Patricia Arlene Duke AIF
William Evans Duke, by Patricia Arlene Duke, attorney in fact

Sadie Mae Duke, Patricia Arlene Duke, AIF
Sadie Mae Duke, Patricia Arlene Duke, attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Patricia Arlene Duke, attorney in fact for William Evans Duke as per a Power of Attorney of record in Instrument Number 20161114-0119540, Register's Office for Davidson County, Tennessee, and Sadie Mae Duke, as per a Power of Attorney of record in Instrument Number 20161114-0119541, Register's Office for Davidson County, Tennessee the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 5-20-17

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 5-20-17

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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