(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

State of Tennessee)
County of Davidson)

17-01-006

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of February, 2017

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SETH BENGE & CHRISTINE C. SHIELDS	new owner	80-4
(NAME) 1707 S. Hamilton Road	(NAME)	069.00
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MABEL MAXINE DUKE AND HUSBAND, BILLY C. DUKE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SETH BENGE, A SINGLE MAN AND CHRISTINE C. SHIELDS, A SINGLE WOMAN, taking jointly with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of **Lot No. 15, Block No. 2, Plan of G. T. Sheegog's Subdivision at Bordeaux,** as of record in Book 421, page 191, Register's Office for Davidson Count, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, dated May 20, 1954, described as follows:

BEGINNING in the center line of South Hamilton Road, at a point 52.88 feet southwesterly from the corner of Lots nos. 14 and 15 in said plan; thence with the center lien of said road, southwesterly 52.88 feet to a point 164.24 feet northeasterly of the center of Old Hydes Ferry Road; thence northwesterly with Springer's line 200.86 feet, more or less, to the southeasterly line of Lot No. 8, thence northeasterly with the line of Lot No. 8, 52 feet to a point; thence southeasterly with Summer's Line 210.43 feet, more or less, to the point of BEGINNING.

BEING all the same property conveyed MABEL MAXINE DUKE by Deed from T. M. STACEY AND WIFE, GEORGIA V. STACEY, of record in Book 3286, page 217, said Register's Office. SUBSEQUENTLY, MABEL MAXINE DUKE having conveyed her interest to BRENDA J. FISHER, TRUSTEE AND THEN BRENDA J. FISHER, TRUSTEE, having conveyed her interest to MABEL MAXINE DUKE AND HUSBAND, BILLY C. DUKE to create a tenancy by the entirety by Deed of r record in Book 5797, Page 196, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **1707 S. Hamilton Road, Nashville, TN, 37218.**

(House Number) (Street) (City or Town)

BILL GARRETT, Davidson County
Trans:T20170015988 DEEDWARR
Recvd: 02/23/17 10:41 2 pgs
Fees:13.00 Taxes:555.00

20170223-0018152

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 GRANTEES, their successors 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 WHEREOF, our hands, this 13th day of February, 2017.

Mabel Maxine Duke
MABEL M. DUKE

Billy C. Duke
BILL C. DUKE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MABEL M. DUKE AND BILL C. DUKE**, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2017.

My Commission Expires: 07/02/18

Notary Public

