WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170032332 DEEDWARR
Recvd: 04/18/17 10:14 2 pgs
Fees:13.00 Taxes:740.00

20170418-0037563

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Duke & Duke, LLC	Duke & Duke, LLC	084-08-0-099.00
(NAME)	(NAME)	
342 Cool Springs Blvd., Suite 202	342 Cool Springs Blvd., Suite 202	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Vanessa Richards,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Duke & Duke, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 149 in Section 6 of Lincoya Hills Subdivision as recorded in Davidson County Register's Office, Book 2331, page 71, and being more particularly described as follows:

Being the same property conveyed to Hillard W. Carlton and Treva Ann Peters by Warranty Deed from Heritage Federal Savings and Loan Association, dated November 20, 1981, of record in Book 5826, page 887, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Hillard W. Carlton and Treva Ann Peters Carlton, as tenants by the entirety with right of survivorship, by Warranty Deed from Hillard W. Carlton and Treva Ann Peters Carlton, dated March 21, 1985, of record in Book 6516, page 70, Register's Office for Davidson County, Tennessee. Hillard W. Carlton died whereupon Treva Ann Peters Carlton became the sole owner of said property as the surviving tenant. Treva Ann Peters Carlton died intestate on November 13, 2016 and Vanessa Richards is her only heir as shown in Case No. 17P14, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Book 2331, page 71; restrictions of record in Book 6516, page 70; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3006 Knobdale Drive, Nashville, TN 37214
(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, 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 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 14th day of April, 2017.

Vanessa Richards

Vanessa Richards

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Vanessa Richards, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of April, 2017.

Notary Public
My Commission Expires: _____

File No.: 25163

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019