THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** CRT File No. 1784-HARRON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2017. Notary Public My Commission Expires: 10/31/2020

TONJA HARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-36887

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Wuerdeman 1312 Sunnymeade Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 072-04-0-191.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Duke and Lisbeth Duke, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Matthew Wuerdeman, an unmarried man and John Milton Wuerdeman, a married man, as tenants in common with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 and the westerly 1/2 of Lot No. 56, Block "A", on the map of Re-Subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, as shown on plat of record in Plat Book 974, pages 56 and 57, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170037471 DEEDWARR
Recvd: 05/03/17 13:38 2 pgs
Fees:13.00 Taxes:1069.30
20170503-0043710

Said Lot and part of Lot adjoin and front 75 feet on the southerly side of Sunnymeade Avenue and runs back between parallel lines 138 feet, more or less, to a dead line.

Being the same property conveyed to LISBETH SHIVELEY and JASON DUKE, by deed from CHRISTOPHER M. GREUFE, of record in Instrument No. 20060929-0120725, dated September 27, 2006, said Register's Office.

LISBETH DUKE F/K/A LISBETH SHIVELEY and JASON DUKE, wife and husband, conveyed their interest to JASON DUKE and LISBETH DUKE, husband and wife, by quitclaim deed of record in Instrument No. 20130503-0044693, dated April 11, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 072-04-0-191.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 974, pages 56 & 57, said Register's Office.

This is improved property located at 1312 Sunnymeade Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2017.

Jason Duke

Lisbeth Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Duke and Lisbeth Duke, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018