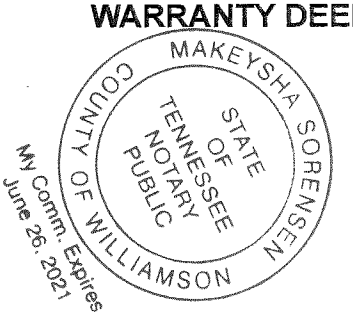
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirbie L. Ball-Anderson	New Owner	064-16-OE-111.00
(NAME)	(NAME)	
315 Griffin Place, 315		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/20/17 14:26 3 pgs
Fees:18.00 Taxes:784.40
20170720-0073541

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alison D. Witt, Personal Representative for the Estate of Gene W. Duke**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kirbie L. Ball-Anderson, a single woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 111, in Building 30, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 20061025-0132473, amended in Inst No. 20061106-0137656 and Inst No. 20071105-0130490, Register's Office for Said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gene W. Duke by Warranty Deed from Phillips Builders, LLC, a Tennessee Limited Liability Company, dated 02/29/2008, recorded 03/07/2008, of record in Instrument No. 20080307-0023017, in the Register's Office for Davidson County, Tennessee. Gene W. Duke died testate on 11/19/2016, devising subject property to Lisa Costes and Alison Witt, as evidenced in the Last Will and Testament of Gene W. Duke filed under Docket No. 16P2070, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject to Covenants, conditions, easements and restrictions of record in Instrument No. 20061025-0132473, Amended and Restated Declaration of record in Instrument No. 20061106-0137656, Amendment to Declaration of record in Instrument No. 20071105-0130490, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement of record in Book 4910, Page 838; Easement of record in Book 5699, Page 535; Easement Agreement of record in Book 7877, Page 328; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300; Stormwater Detention Agreement of record in Instrument No. 20051230-0156496; Grant of Easement of record in Instrument No. 20151130-0120249; Conveyance of Open Space to the Homeowners Assocation of record in

Instrument No. 20061106-0137657; and Charter of The Townhomes of Truxton Village Homeowners Association, Inc., of record in Instrument No. 20061026-0133179, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 315 Griffin Place, 315, Hermitage, TN 37076
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of July, 2017.

Alison Witt

Allison D. Witt, Personal Representative for the
Estate of Gene W. Duke

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Alison D. Witt, Personal Representative for the Estate of Gene W. Duke

WITNESS my hand and seal this 19th day of July, 2017.

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122



True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

