THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P17-8572-BW
Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **500,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Wayne Duke	New Owner	
4300 Dale Avenue		132-05-0-074.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richard S. Gardner and Suzanne Gardner, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracy Wayne Duke and Karen Darlene Duke, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 32 on the Plan of Glendale Park , Section I, of record in Plat Book 1130, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the East margin of Dale Avenue, the corner of Lots 31 and 32; thence with the line between the said two lots, Easterly 150 feet to the West line of Lot No. 10; thence with the line between Lots 10 and 32, Northerly 78 feet to a point, and continuing with the line between Lots Nos. 9 and 32, Northwesterly 115 feet to the South margin of Tower Place; thence with the margin of Tower Place Westerly 24 feet to a concrete monument and continuing in a Southwesterly direction around a curve, 155.6 feet to another concrete monument set in the East margin of Dale Avenue, and continuing with the East margin of Dale Avenue 30.5 feet to the point of beginning.

Being the same property conveyed to Richard S. Gardner and wife, Bailey W. Gardner by Warranty deed from Carl Lynn Shults and wife, Phyllis M. Shults of record in Book 5005, page 902, Register's Office for Davidson County, Tennessee, dated March 15, 1976 and recorded on March 16, 1976.

Being the same property conveyed to Charles P. Corn, Trustee by Quitclaim Deed from Richard S. Gardner and wife, Bailey W. Gardner, of record in Book 5707, page 302, Register's Office for Davidson County, Tennessee, dated February 02, 1981 and recorded on February 04, 1981 and within the same deed the said Charles P. Corn, Trustee conveyed his interest in the subject property to Richard S. Gardner.

Being the same property conveyed to Jeffrey W. Combos, Trustee by Quitclaim Deed from Richard S. Gardner of record in Book 7710, page 340, Register's Office for Davidson County, Tennessee, dated November 22, 1988 and recorded on November 22, 1988 and within the same deed the said Jeffrey W. Combos, Trustee conveyed his interest in the subject property to Richard S. Gardner and wife, Suzanne Gardner.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans: T20170066225 DEEDWARR
Recvd: 08/02/17 09:13 2 pgs
Fees: 13.00 Taxes: 1850.00

20170802-0078385

This is () UNIMPROVED

(X) IMPROVED property known as **4300 Dale Avenue, Nashville, TN 37204.**

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 our hands this the 28th day of July, 2017.

Richard S. Gardner

Richard S. Gardner

Suzanne Gardner

Suzanne Gardner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard S. Gardner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzanne Gardner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public