File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 37415 DEEDWARR
12/15/2017 01:42:36 PM 2 pgs
Fees: $13.00 Taxes: $784.40
20171215-0128080

W & I Ref: (RE) Title No.: 59355
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Goldman Melissa Goldman 7726 Porter House Dr. Nashville, TN 37211	Thomas Goldman Melissa Goldman 1524 Pumpkin Ridge Ct. Nolensville, TN 37135

TAX MAP PARCEL NUMBERS: 173090A16100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Duke (50%) and Alva Duke (50%) as tenants in common**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Goldman and wife, Melissa Goldman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Lenox Village Revision Two, Resubdivision of Lots 47, 48, 72, 73 and 63 through 69, Section Two of record in Instrument No. 20030115-0006163, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Duke by Warranty Deed from NVR, Inc., a Virginia Corporation t/a Ryan Homes, dated May 28, 2004 and recorded on June 3, 2004 of record in Instrument No. 20040603-0064999, Register's Office for Davidson County, Tennessee. Subject property was conveyed to Duke Family, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080709-0070644, said Register's Office. By Quitclaim Deed of record in Instrument No. 20120413-0031628, said Register's Office, subject property was conveyed to Mark Duke (50%) and Alva Duke (50%), as tenants in common.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20030115-0006163, said Register's Office, to which plan reference is hereby made for a more complete description.
The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826 and Instrument No. 20021225-0158458, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
Master Deed Restrictions of record in Instrument No. 20020315-0032825 and Instrument No. 20021226-0158459, said Register's Office.

This is improved property, known as 7726 Porter House Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of December, 2017.

Mark Duke

Alva Duke

State of Tennessee

County of Davidson

On this 13th day of December, 2017, before me the undersigned authority, personally appeared **Mark Duke and Alva Duke**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $212,000.00.

Affiant

Sworn and subscribed before me this 13th day of December, 2017.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018