THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180315318** Bill Garrett Davidson County Batch# 106567 **DEEDWARR** 06/19/2018 02:50:56 PM 2 pgs Fees: $13.00 Taxes: $703.00 20180619-0059072	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2018. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: David Mollenkopf and Kimberly F. Mollenkopf 4567 Tanglewood Rd Pegram, TN 37143	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 127-00-0-027.00

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, **David C. Duke** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Mollenkopf and Kimberly F. Mollenkopf, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Ten acre tract of land beginning at a section of the W. H. McCall Farm located in the 9th Civil District of Davidson County, fronting on the Charlotte Pike, being a part of the land conveyed by dead dated July 18, 1908, by T. J. Robertson and wife, Sophia M. Robertson and T. B. Robertson and wife, Margaret A. Robertson as of record in Book 291, page 600, R.O.D.C., Tenn, and being the Ten acres conveyed by W. H. McCall and wife, Mrs. W. H. McCall in deed dated March 27, 1936, as of record in Book 954, page 338, ROM., more specific description as follows:

Beginning at the corner of a twenty acre tract of land in the center of new Charlotte Pike and running thence with the West boundary of said twenty acre tract North 19 1/2 degrees West 1720 feet to the Northwest corner of said Twenty acre tract; thence South 10 degrees West with McCall line 600 feet more or less to a point; thence South 19 1/2 degrees East 1220 feet more or less to a center of highway; thence with the center of Highway 290 feet to a point of beginning. Above property also contains a part of the land conveyed to W. H. McCall by deed from Alva Williams and wife of record in Book 328, page 284, said Register's Office. The twenty acre tract referred to in the above description as conveyed from W. H. McCall and wife to J. C. Villines, has been divided into two ten acre tracts, the Westerly ten acres being the Easterly boundary to above mentioned ten acres. Said Westerly half was deeded by J. C. Villines, Trustee, to Earl Rayburn and wife, Ruby Rayburn, as of deed Feb. 18, 1941.

Being the same property conveyed to David C. Duke by Warranty deed from Matilou B. Duke, a widow & sole beneficiary under the will of E. C. Duke, deceased of record in Book 5341, page 217, Register's Office for Davidson County, Tennessee, dated July 21, 1978 and recorded on July 21, 1978.

The execution of this instrument is effected by the signature of Rich Rieck as Attorney-in-fact for David D. Duke, which Power of Attorney is recorded in Instrument No. 20180619-0059071, in 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.

Taxes for the year 2018, a lien not yet due and payable.

ROW of Charlotte Pike, aka US Hwy 70.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This is unimproved property located at 7922 Charlotte Pike Nashville TN 37221

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 15th day of June, 2018.

David C. Duke by Rich Rieck as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rich Rieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for David C. Duke and that he is authorized by David C. Duke to execute this instrument on their behalf.

WITNESS my hand, at office, this 15th day of June, 2018.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022