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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180917889** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of October, 2018.<br><br>Notary Public<br>My Commission Expires: 4-11-2020 |

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

Karen Y Johnson Davidson County
Batch# 153445 DEEDWARR
10/23/2018 11:25:30 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20181023-0104937

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Robert M. Dukes and Michelle Dukes<br>500 Old Towne Drive<br>Brentwood TN 37027 | Send Tax Bills To:<br>~~New Owner~~<br>Interline Mortgage<br>1260 Energy Lane<br>St. Paul MN 55108 | Tax Information:<br>Tax Parcel ID No.<br>160-16-0C-078.00 CO |

**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, **Stefanie M. Dillon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle Denise Dukes and Robert Mitchell Dukes, 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:

Land in Davidson County, Tennessee, being Unit 78 , as shown on the map entitled The Terraces at Brentwood Chase, of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEFANIE M. DILLON, by deed from LORI HAGEWOOD, of record in Instrument No. 20160817-0085997, dated August 12, 2016, said Register's Office.

Said property was never the marital residence of Grantor.

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 2019 and subsequent years for Map-Par. 160-16-0C-078.00 CO.

Matters shown on the Plan of record in instrument No. 20001103-0109137, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 2000531-0053798, Instrument No. 20001214-0123057, Instrument No. 20010119-0005975, Instrument No. 20010328-0029845, Instrument No. 20041206-0144631 and Instrument No. 20150109-0002674, said Register's Office.

Easement contained in deed of record in Book 7902, page 389, said Register's Office.

Storm Water Detention Agreement of record in Book 11115, page 281 and in Book 11115, page 286, said Register's Office.

This is improved property located at 500 Old Towne Drive Brentwood TN 37027

**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 22nd day of October, 2018.

Stefanie M. Dillon by Kate Rosenthal, her Attorney-in-Fact

Stefanie M. Dillon by Kate Rosenthal, her 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, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Stefanie M. Dillon and that she is authorized by Stefanie M. Dillon to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of October, 2018.

Janderson
Notary Public

My Commission Expires: 9-6-22

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

True Copy Certification

I, Yvette Meldrum, 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.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

A. BUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020