THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118453**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Tracey Duke Affiant Subscribed and sworn to before me, this 11th day of January, 2019. Notary Public My Commission Expires:

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 184900 DEEDWARR
01/17/2019 09:52:35 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20190117-0004920

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Naji Amir Mohammed 212 Windsor Chase Court Hermitage TN 37076	New Owner	Tax Parcel ID No. 064-16-0E-009.00 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, **Tracey Elaine Bowers-Duke, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Naji A. Mohammed,** _____, ("Grantees"), its 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 No. 9, in Building 3, on the Horizontal Property Regime with Private Elements for The Townhomes of Truxton Village, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473 amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to TRACEY ELAINE BOWERS, by deed from PHILLIPS BUILDERS, LLC, of record in Instrument No. 20070711-0082500, dated May 1, 2007, said Register's Office.

Tracey Elaine Bowers having since married and now known as Tracey Elaine Bowers-Duke.

Alvin Hendrick Duke joins in this instrument for the purpose of conveying any and all marital interest in said property.

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 2018 and subsequent years for Map-Par. 064-16-0E-009.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

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. 20061025-0132473 and amended in Instrument No. 2 0061 106-0137656 and Instrument No. 20071105-0130490, said Register's Office.

Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20151130-0120249, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20051230-0156496, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300, said Register's Office.

Utility Easement of record in Book 4910, page 838, said Register's Office.

This is improved property located at 212 Windsor Chase Court Hermitage TN 37076

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 11th day of January, 2019.

Tracey Elaine Bowers n/k/a Tracey Elaine Bowers-Duke

Alvin Hendrick Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracey Elaine Bowers-Duke and Alvin Hendrick Duke, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2019.

Notary Public

My Commission Expires: _____

RICHARD LOUIS BIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 2021

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069