(1)

PREPARED BY (AND RETURN TO):

Karen Johnson Davidson County
Batch# 211897 DEEDWARR
04/01/2019 08:46:02 AM 2 pgs
Fees: $13.00 Taxes: $1,028.23
20190401-0028904

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

W & I Ref: (DM) Title No.: 60389
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David W. Duke Janice Duke 8587 Sawyer Brown Road Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142130C00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$277,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Byron C. Roberts and Susan H. Roberts, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David W. Duke and Janice Duke, husband and wife,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 8587, together with carport designated as No. 8587-C, of River Plantation, Section X, Phase II-A, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 7900, pages 956 and 957, and described in Master Deed of record in Book 9394, page 598, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominum.

Being the same property conveyed to Byron C. Roberts and Susan H. Roberts, husband and wife by Warranty Deed from Candy I. Johnston, unmarried, dated May 27, 2015 and recorded on June 2, 2015 of record in Instrument No. 20150602-0051310, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, pages 956 and 957, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 9394, page 598, Book 9669, page 111, Instrument No. 20081203-0117317, and Book 7389, page 924, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 8587 Sawyer Brown Road, Nashville, TN 37221

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 28th day of March, 2019.

Byron C. Roberts

Susan H. Roberts

State of Tennessee

County of Davidson

On this 28th day of March, 2019, before me the undersigned authority, personally appeared Byron C. Roberts and Susan H. Roberts, 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.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $277,900.00.

Affiant

Sworn and subscribed before me this 28th day of March, 2019.

Notary

My Commission Expires: 8-28-21

THOMAS E. WILLIAMS III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON