This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4178

Karen Johnson Davidson County
Batch# 225412 DEEDWARR
05/03/2019 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20190503-0041426

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $232,000.00

Affiant

TAMMY TANNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-21-2022

Subscribed and sworn to before me, this the 1st day of May, 2019

Notary Public
My Commission Expires: 6-21-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Doug Norton Tannya Lynn Norton 3997 Morris Court Nashville, TN 37204	NEW OWNER	119-06-136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Tana Sue Duke**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Doug Norton and Tawnya Norton, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 75 feet of a Parcel designated "W. C. Miller" on the Plan of Sterling Heights, Section Five, of record in Book 1835, Page 37, Register's Office for Davidson County, Tennessee, subject property not being part of the above described subdivision but being shown thereon and being further described according to survey of John Kohl, dated June 9, 1976, as follows:

Beginning at a point in the northerly margin of Peachtree Street, being the common front corner of Lot 116 on the plan of Sterling Heights, Section Five, and subject property; thence with the line of said Lot 116 N 0° 10' E 160 feet to a point; thence N 89° 50" W 75 feet to a point; thence S 0° 10' W 160 feet to ta point in the northerly margin of Peachtree Street; thence S 89° 50' E 75 feet to a point to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Terry Grant Reed to Tana Sue Duke, recorded February 11, 2003 in Instrument No. 20030211-0018609 and Warranty Deed from Thelmon B. Roberts et ux Ethel C. Roberts to Russell F. Reed et ux Ester D. Reed, recorded June 14, 1976 in Deed Book 5034, Page 841, Register's Office of Davidson County, Tennessee.

Vern Duke, spouse of Tana Sue Duke, joins in the execution of this instrument to convey any interest he may have in the subject property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **74 Peachtree Street, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 1st day of May, 2019.

GRANTOR:

Tana Sue Duke

Vern Duke

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tana Sue Duke and Vern Duke, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

