Karen Johnson Davidson County
Batch# 243510 DEEDWARR
06/14/2019 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20190614-0057481

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MST 2019-0859

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laura Booker and Michael Booker	Same	150-11-0-157.00
1229A Battlefield Dr. (NAME)	(NAME) 1229A Battlefield Dr	150-11-0-157.00
~~3444 New Towne Road~~ Nashville, TN 37215 (ADDRESS)	(ADDRESS) Nashville TN 37215	
~~Antioch, TN 37013~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bradley J. Duke and wife, Donna J. Duke,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Booker and Michael B. Booker, wife and husband,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 191 on the Plan of Section Three, Towne Village of the Country of record in Plat Book 5200, Page (s) 268 and 269, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley J. Duke and wife, Donna J. Duke by Warranty deed from Stephen Dolinski, unmarried of record in Instrument No. 20050825-0101474 Register's Office for Davidson County, Tennessee, dated February 13, 2005 and recorded on August 25, 2005 and recorded on February 16, 2005 in Book 3478, Page 832 Register's Office for Williamson County, Tennessee. (Value of consideration shown in aforementioned deed $104,500.00.) Being also known as 3444 New Towne Road Antioch, Tennessee 37013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 268 and 269, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5635, Page 545, in the Register's Office for Davidson County, Tennessee. Water main easement of record in Book 5866, Page 45, Book 6303, page 420, and Book 6846, page 668, in the Register's Office for Davidson County, Tennessee. Sanitary sewer easement of record in Book 6303, Page 423, in the Register's Office for Davidson County, Tennessee.

This property, known as 3444 New Towne Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14 DAY OF June, 2019.

Bradley J Duke by Yvette Meldrum Atty-fact

Bradley J. Duke by Yvette Meldrum, Attorney-in-Fact

Donna J Duke by Yvette Meldrum Atty-in-fact

Donna J. Duke by Yvette Meldrum, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Bradley J. Duke and wife, Donna J. Duke, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Bradley J. Duke and wife, Donna J. Duke, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand ~~and official seal~~, this the 14 day of June, 2019.

Notary Public

My Commission Expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY