WARRANTY DEED

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $573,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of January, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marie L. Graefe	Quicken Loans	072-04-0-064.00
(NAME)	(NAME)	
1430 Inglewood Circle N	P.O. Box 6577	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 344139 **DEEDWARR**
01/16/2020 09:38:51 AM 2 pgs
Fees: $13.00 Taxes: $2,123.43

20200116-0005731

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, **Duke & Duke, LLC, a Tennessee limited liabiliy company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marie L. Graefe, a single woman,** 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, described as follows to wit:

Being Lot No. 13 of Block "C" on the Plat of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 13 fronts 80 feet on the southerly side of Inglewood Circle North and runs back between parallel lines, 150 feet to the northerly line of Lot No. 5.

Being the same property conveyed to Duke & Duke, LLC by Warranty Deed dated April 7, 2016 from Stephen Gaye Surrett, unmarried, of record in Instrument No. 20160411-0034472, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1130, page 1; Restrictions of record in Book 1066, page 437; Easement for sanitary sewers and/ or storm drainage of record in Book 4277, page 628; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1430 Inglewood Circle N, Nashville, TN 37216
(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 hands this 15th day of January, 2020.

DUKE & DUKE, LLC

By: Bryan D. Spicer
Its: Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Duke & Duke, LLC, a Tennessee limited liabiliy company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 15th day of January, 2020.

Notary Public
My Commission Expires: _____

File No.: 30723

