# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/06 10:29 2 pgs
Fees:13.00 Taxes:168.35
**20060202-0012864**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/21/2007

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
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 NUMBERS |
|---|---|---|
| Ultimate Properties, LLC | Ultimate Properties, LLC | 09401012800 |
| (NAME) | (NAME) | |
| 1008 Dew Street | P.O. Box 160919 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville TN 37216 | |
| (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, Dixie Lee McClellan and spouse, Joel Richard McDuffee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ultimate Properties, LLC, 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:

Being Lot No. **56** on map of subdivision of Lot No. 3 on the plan on N.H. Hobson Subdivision, as of record in Book 421, page 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dixie Lee McClellan from Michael C. Eades and wife, Susan S. Eades by warranty deed of record in Book 10172, page 755, Register's Office for Davidson County, Tennessee.

This transaction is subject to All matters including but not limited to easements, covenants, reservations and restrictions of record in Plat Book 1, page 37, Register's Office for Davison County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1008 Dew Street, Nashville, TN 37206

(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 hand this 2nd day of December, 2005.

Dixie Lee McClellan

Richard Joel McDuffee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Dixie Lee McClellan and husband, Joel Richard McDuffee, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 2nd day of December, 2005.

Commission expires: 1/21/2007

Notary Public