Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

Davidson County	DEEDWARR	
Recvd: 09/01/11 09:08		4 pgs
Fees:23.00 Taxes:1961.00		
20110901-0067712		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August 2010.

Notary Public
My commission expires: January 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher L. Eby	Same	11901016400
		11901016500
820 Fesslers Pkwy		
Nashville TN 37210		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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 Randall C. Kloke and 115 Duluth, L.L.C., a Limited Liability Company hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Christopher L. Eby hereinafter called the Grantee(s) their successors and heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Parcel A

Being Lot No. 204 and the southerly half of LOT No. 205, on the map of Overhill City and W.H. Fox's Subdivision of certain Blocks in Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 204 and part of Lot 205 front together 75 feet on the easterly side of Dortch Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Randall C. Kloke and wife, Jodie A. Kloke, by deed from Steven Lee Piper and Norman L. Piper and wife, Shirley Ann Piper, of record in Book 10908, page 177, Register's Office for Davidson County, Tennessee. Said Jodie A. Kloke having conveyed her interest by quitclaim deed to Randall C. Kloke of record in Instrument No. 20040520-0059675, Register's Office for Davidson County, Tennessee.

Tennessee. Said Jodie A. Kloke having conveyed her interest by quitclaim deed to Randall C. Kloke of record in Instrument No. 20040520-0059675, Register's Office for Davidson County, Tennessee.

Parcel B

Being Lot No. 203 on the Map of Overhill City and W.H. Fox Subdivision of Part of the Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 203 fronts 50 feet on the easterly side of Dortch Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to 115 Duluth, L.L.C., by deed from Carol A. Sharer of record in Instrument No. 20050210-0015751, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) All matters appearing on plan of Overhill City and W.H. Fox's Subdivision of certain Blocks in Cumberland Nurseries of record in Book 332 Page 21, Register's Office for Davidson County, Tennessee 2) All matters appearing on survey prepared by Cherry Land Surveying, Inc. dated in May 18, 2011

This property is improved property known as 2206 & 2208 Dortch Avenue, Nashville, Tennessee 37210

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 22 day of August, 2011.

Randall C. Kloke

115 Duluth, LLC

BY: _____
Randall C. Kloke, Chief Manager and Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall C. Kloke , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of August, 2011.

_____
Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Randall C. Kloke, with whom I am personally acquainted, and who acknowledged themselves to be the Chief Manager of 115 Duluth, LLC, a limited liability corporation the within named bargainor, and as such Chief Manager being authorized so to do, executed this instrument for the purposes therein contained and on behalf of 115 Duluth, LLC

Witness my hand, at office, this 30th day of August, 2011.

_____
Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

FILE NO: 06794

I, Rosemary Smithson, 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 law.

Signature

State of Tennessee

County of Williamson

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

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

