WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140033480 DEEDWARR
Recvd: 05/14/14 11:15 2 pgs
Fees:13.00 Taxes:429.20

20140514-0041327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE CHRISTY M. THOMPSON WILLIAMSON COUNTY My Commission Expires 05/7/2015

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell J. Cornell	Russell J. Cornell	082-07 234.00
(NAME)	(NAME)	
705 N. 2nd St.	705 N. 2nd St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, **Duke & Duke, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell J. Cornell and wife, Julie D. Cornell**, 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. 8 on the plan of R.D. Goodlett et al Resubdivision of Lots 33 to 40 inclusive of Dr. V.S. Lindsley's Addition to Edgefield, as of record in Book 57, page 96, Register's Office for said County.

Being the same property conveyed to Duke & Duke, LLC, by Deed in Lieu of Foreclosure from CLS Investment Properties, Inc., now known as CLS Rental Properties, LLC, dated October 27, 2011, as of record in Instrument No. 20111031-0084540, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, 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 57, page 96, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 705 N. 2nd St., Nashville, TN 37207

(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 9th day of May, 2014.

Duke & Duke, LLC

By:
Bryan D. Spicer, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **BRYAN D. SPICER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the chief manager of Duke & Duke, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such chief manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Duke & Duke, LLC, a Tennessee limited liability company by **BRYAN D. SPICER** as such chief manager.

Witness my hand and official seal at office, this 9th day of May, 2014.

NOTARY PUBLIC

My Commission Expires:

