WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150045704 DEEDWARR
Recvd: 06/10/15 10:23 2 pgs
Fees:13.00 Taxes:1332.00
20150610-0054663

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

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
William D. Ables	Wells Fargo Bank, N.A.	071-15 343.00
(NAME)	(NAME)	
1127 North 2nd Street	2701 Wells Fargo Way, X9901-115	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Minneapolis, MN 55427	
(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, **Duke & Duke, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William D. Ables and Amanda A. Hoover, husband and wife,** 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. 69 on the plan of The Benedict Land Co's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for said County.

Said Lot No. 69 fronts 50 feet on the easterly margin of North Second Street and extends back between parallel lines 181 feet to an alley.

Being the same property conveyed to Michael D. Hughey and wife, Tina D. Hughey, by Cash Deed for Tennessee from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C., dated July 13, 1988, of record in Book 7599, page 663, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Duke & Duke, LLC, a Tennessee limited liability company, by Warranty Deed from Michael D. Hughey and wife, Tina D. Hughey, dated July 10, 2014, of record in Instrument No. 20140718-0063938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, 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 332, page 40; Rights of way of an alley and North Second Street; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1127 North 2nd Street, 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/our hands this 8th day of June, 2015.

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 liability 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 8th day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 20798

