# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150067982 DEEDWARR
Recvd: 08/13/15 14:54 2 pgs
Fees: 13.00 Taxes: 1443.00
20150813-0081324

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
M. Comm Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: January 21, 2018

(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 |
|---|---|---|
| Duke & Duke, LLC | Duke & Duke, LLC | 118-01-0-401.00 |
| (NAME) | (NAME) | |
| 342 Cool Springs Blvd., Suite 202 | 342 Cool Springs Blvd., Suite 202 | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067 | Franklin, TN 37067 | |
| (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, **Cyrus Anderson and Roger Willis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duke & Duke, 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bransford Realty Company's Montrose Park Subdivision as of record in Book 547, page 25, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the southerly side of Montrose Avenue, and runs back between lined 175 feet on the west line and 189 feet on the east line to a dead line and shows 61 feet on said dead line.

Being the same property conveyed to Cyrus Anderson, unmarried, Stanhope F. Hopkins III, unmarried and Roger N. Willis, unmarried, by Warranty Deed from Minna Cook Gioia and Jan Baker Pass, dated April 28, 2005, of record in Instrument No. 20050518-0055893, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Cyrus Anderson, Unmarried and Roger N. Willis, Unmarried, as Tenants in Common with Rights of Survivorship, from Stanhope F. Hopkins, III, Unmarried, dated May 3, 2007, of record in Instrument No. 20070521-0060157, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to 803 Montrose, LLC, by Quitclaim Deed from Cyrus Anderson, unmarried, and Roger N. Willis, unmarried, dated July 30, 2007, of record in Instrument No. 20070803-0092967, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Cyrus Anderson and Roger Willis, as joint tenants with right of survivorship, by Quitclaim Deed from 803 Montrose, LLC, a Tennessee limited liability company, dated September 30, 2013, of record in Instrument No. 20131003-0104091, 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 Book 547, page 25; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☑

This is improved ☐ property, known as 803 Montrose Ave., Nashville, TN 37204

(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 our hands this 8 day of August, 2015.

Cyrus Anderson

State of Texas
County of Travis

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Cyrus Anderson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Austin, Tex, this 8 day of August, 2015.

Notary Public
My Commission Expires: 11-19-16

C MORAVEC
NOTARY PUBLIC
State of Texas
Comm. Exp. 11-19-2016

File No.: 21327