BILL GARRETT, Davidson County
Trans:T20160012354 DEEDWARR
Recvd: 02/16/16 10:06 2 pgs
Fees:13.00 Taxes:355.20

20160216-0014151

WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2016-416

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of February, 2016.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles Duke 1307 2nd Avenue N. Nashville, TN 37208	Volunteer State Bank, it's successors and/or assigns as their interest may appear 101 Highway 52 W Portland TN 37148	071.14-0-066 (1203) 071.14-0-067 (1205)

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Choice City Homes, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charles Duke**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1203 and 1205 Baptist World Center Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Beginning at an iron spike in the center of Whites Creek Pike at the southwest corner of Lot No. 2 of the Gibson Lands, a plan of which is of record in Minute Book "P", Page 679, of the office of the County Clerk for said County, being J.C. Willis' southwest corner; thence along the west line of Lot No. 2 of said Gibson Land, and along an old fence line, north 3 1/2 deg. east 175.9 feet to a stake in said fence line thence at right angles north 86 1/2 deg. West 43.2 feet to an iron pin which is 9.5 feet east of old fence line; thence south 12 deg. 12' west, passing the southwest corner of a porch of a house located on the property in question parallel to said old fence lien and 9.5 feet east of the same, 142 feet to an iron spike in the center line of Whites Creek Pike, said spike being 11 feet east of the southeast corner of the Mary A. Blanchard lot; thence with the center line of said pike, southeasterly 64 feet to the point of beginning.

TRACT II:

Land situated and lying in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, and bounded as follows: On the south by the Whites Creek Turnpike, on the West by James Binder, on the East by James M. Willis, and running back north to an alley.

Tracts I and II being the same property conveyed to Howard R. Strickland and wife, Helen J. Strickland, by Warranty Deed from Warner J. Lewis and wife, Louise Lewis, of record in Book 10372, Page 446, Register's Office for Davidson County, Tennessee, dated August 15, 1995, and recorded on March 7, 1997; and

Being the same property conveyed to Choice City Homes, LLC from Daniel B. DePriest and Anne Z. DePriest, husband and wife by Warranty Deed dated September 21, 2015 and recorded October 9, 2015 in Instrument #20151019-0103059, Register's Office for Davidson, Tennessee.

( ) improved
This is (X) unimproved property know as 1203-1205 World Baptist Cebter Drive, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are

lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 11th day of February, 2016

Choice City Homes, LLC, By: Norma Crow, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Choice City Homes, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Choice City Homes, LLC, as Managing Member.

Witness my hand and seal this 11th day of February, 2016.

NOTARY SIGNATURE
Notary Expires: 6-30-209

