# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160037539 DEEDWARR
Recvd: 05/05/16 13:57 2 pgs
Fees:13.00 Taxes:296.00

20160505-0044691

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE 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 |
|---|---|---|
| Duke Ballard LLC | Duke Ballard LLC | 081-10-0-209.00 |
| (NAME) | (NAME) | |
| 841 Wren Rd, Ste 1 | 841 Wren Rd, Ste 1 | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Goodlettsville, TN 37072 | |
| (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, I, **Clarence Summey,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duke Ballard LLC, a Tennessee limited liability company,** 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of Cobbs Subdivision of Lot No. 6 of the Subdivision of Harding Bosley Tract, of record in Book 161, page 155, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 2 fronts 54.1 feet on the southerly side of Hydes Ferry Pike, now Buchanan Street, and extends back southerly between parallel line 150 feet more or less, to an alley in the rear.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by Warranty Deed from James R. Watts, dated September 6, 2006, of record in Instrument No. 20060908-0111364, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Katie Ryans, Doug Ryans, Chris Ryans and Venture Properties, by Deed in Lieu of Foreclosure from Johnny Burroughs and Linda Burrhoughs, dated August 14, 2014, of record in Instrument No. 20140926-0088936, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Araminta Williams by Quitclaim Deed from Katie Ryans, Doug Ryans, Chris Ryans and Venture Properties, dated September 10, 2014, of record in Instrument No. 20140926-0088937, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Clarence Summey by Warranty Deed from Araminta Williams, dated September 10, 2014, of record in Instrument No. 20140926-0088938, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2016, 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 161, page 155; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 2309 Buchanan Street, Nashville, TN 37208

(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 29th day of April, 2016.

Clarence Summey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clarence Summey, 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 Franklin, Tennessee, this 29th day of April, 2016.

Notary Public
My Commission Expires: _____

File No.: 22833

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