WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100113 DEEDWARR
Recvd: 11/14/16 11:14 2 pgs
Fees:13.00 Taxes:647.50
20161114-0119620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Kathleen Roper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF November, 2016.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Team 4 Properties, LLC	SAME	
(NAME)	(NAME)	
5000 Linbar, Suite 265		072-11-0 288.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **VALERIE PATRICIA WHITLOCK ROPER DUKE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TEAM 4 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 62 on the Plan of W. J. Myers Subdivision of record in Plat Book 332, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Valerie Patricia Whitlock Roper by Final Decree of Divorce deed from Eugene NMN Roper, Jr. of record in Book 10427, page 372, Register's Office for Davidson County, Tennessee, dated March 14, 1997; Previously being the same property conveyed to Eugene Roper, Jr., and wife, Valerie P. Roper by Special Warranty deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation of record in Book 8616, page 275, Register's Office for Davidson County, Tennessee, dated May 01, 1992. Valerie Patricia Whitlock Roper is now known as Valerie Patricia Whitlock Roper Duke.

This conveyance is subject to 2016 real property taxes; and All matters appearing on the Plan of record in Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee.

This is improved x unimproved property, known as 2152 Rock City Street, Nashville, TN 37216
(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 10 day of November, 2016

Valerie Patricia Whitlock Roper Duke

VALERIE PATRICIA WHITLOCK ROPER DUKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valerie Patricia Whitlock Roper Duke, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of November, 2016.

Commission expires:

Notary Public

