| Davidson County | DEEDWARRSP |
|---|---|
| Recvd: 12/19/16 16:11 | 3 pgs |
| Fees:18.00 Taxes:3052.50 | |
| 20161219-0133318 | |

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16119851** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $825,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 16th day of December, 2016.<br><br>Notary Public<br>My Commission Expires: 2/13/17 |

## SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Frank Moore Holdings, LLC | New Owner | Tax Parcel ID No. |
| 6530 Torrington Road | | 092-12-0-347.00 |
| Nashville, TN 37205 | | 092-12-0-348.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tracy W. Duke and wife, Karie L. Duke** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Frank Moore Holdings, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1
Land in Davidson County, TN, being Lot No. 19 in McMillin's Subdivision of the Old State Prison land as per plan of said subdivision of record in Book 161, Page 119, said Registers' Office.

Being the same property conveyed to Tracy W. Duke and wife, Karie L. Duke by Warranty Deed from Austin W. Duke, a married man, recorded on the 15th day of August, 2002 in Instrument No. 20020815-0098925, in the Register's Office of Davidson County, Tennessee.

Tract 2
Land in Davidson County, TN, being Lot No. 18 in McMillin's Subdivision of the Old State Penitentiary Land as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tracy W. Duke and wife, Karie L. Duke by Warranty Deed from Louis Komisar Living Trust Agreement, recorded on the 15th day of August, 2002 in Instrument No. 20020815-0098923, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 119.

This is improved property located at 221 & 223 15TH AVE N Nashville, TN 37203-3611.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 16th day of December, 2016.

Tracy W. Duke

Karie L. Duke

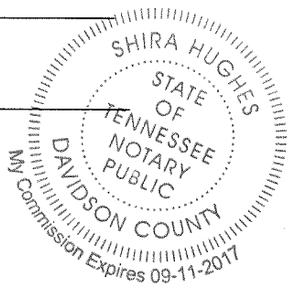
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracy W. Duke and Karie L. Duke, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

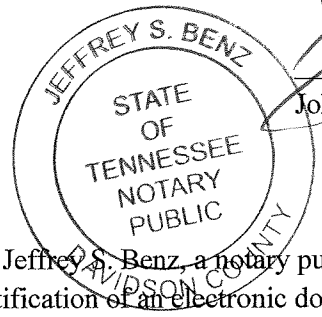
Witness my hand, at office, this 16th day of December, 2016.

Notary Public

My Commission Expires: _____



I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.




John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019