BILL GARRETT, Davidson County
Trans:T20170028304 DEEDWARR
Recvd: 04/04/17 11:14 2 pgs
Fees:13.00 Taxes:536.50
20170404-0032821

WARRANTY DEED

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 4-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY + Return to
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pearl Properties, LLC, a Tennessee limited liability company	Same	081-03-0-260.00
(NAME)	(NAME)	
20106 Crowne Brook Circle		
(ADDRESS)	(ADDRESS)	
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, **BC Properties, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pearl Properties, 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:
Being in County of Davidson, State of Tennessee, to-wit:

Being Lot No. 10 on the Plan of Noel Subdivision of Lot No. 23, Owens Buena Vista plan of Lots, of record in Book 57, page 69, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BC Properties, a Tennessee general partnership by Quitclaim Deed from Duke & Duke, LLC, of record in Instrument No. * , Register's Office for Davidson County, Tennessee.

* 20170404-0032820

This conveyance is subject to the following: Taxes for the year 2017, 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 Plat Book 57, page 69; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 2108 11th Avenue North, 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/our hands this 31st day of March, 2017.

DUKE & DUKE, LLC

By: Bryan D. Spicer
Its: Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of BC Properties, a Tennessee general partnership and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner.

WITNESS my hand and official at Franklin, Tennessee, seal this 31st day of March, 2017.

Notary Public
My Commission Expires: _____

File No.: 24812

