WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170039136 DEEDWARR
Recvd: 05/08/17 16:02 2 pgs
Fees:13.00 Taxes:2269.95

20170508-0045710

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $613,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON 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
Caroline Megargel	Caroline Megargel	118-01-2-F-002.00 CO
(NAME)	(NAME)	
803 A Montrose Ave.	803 A Montrose Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, **Duke & Duke, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline Megargel,** 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 Unit B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 803 Montrose Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151029-0110097, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Cyrus Anderson, unmarried, Stanhope F. Hopkins III, unmarried and Roger N. Willis, unmarried, by Warranty Deed from Minna Cook Gioia and Jan Baker Pass, dated April 28, 2005, of record in Instrument No. 20050518-0055893, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Cyrus Anderson, Unmarried and Roger N. Willis, Unmarried, as Tenants in Common with Rights of Survivorship, from Stanhope F. Hopkins, III, Unmarried, dated May 3, 2007, of record in Instrument No. 20070521-0060157, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to 803 Montrose, LLC, by Quitclaim Deed from Cyrus Anderson, unmarried, and Roger N. Willis, unmarried, dated July 30, 2007, of record in Instrument No. 20070803-0092967, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Cyrus Anderson and Roger Willis, as joint tenants with right of survivorship, by Quitclaim Deed from 803 Montrose, LLC, a Tennessee limited liability company, dated September 30, 2013, of record in Instrument No. 20131003-0104091, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Duke & Duke, LLC by Warranty Deed from Cyrus Anderson and Roger Willis, dated August 8, 2015, of record in Instrument No. 20150813-0081324, Register's Office for Davidson County, Tennessee.

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 Book 547, page 25 and Exhibit B of Instrument No. 20151029-0110097; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20151029-0110097; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 803 A Montrose Ave., Nashville, TN 37204
(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 4th day of May, 2017.

Duke & Duke, LLC

By: Bryan D. Spicer
Its: Chief Manager

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 Chief Manager of Duke & Duke, LLC and that he as such Chief Manager, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official seal at Franklin, Tennessee, this 4th day of May, 2017.

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-22-2019

Notary Public
My Commission Expires: _____

File No.: 25056