Davidson County DEEDWARR
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#33826

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue, Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33826-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $382,500.00. Affiant Subscribed and sworn to before me this 18th day of August, 2017. Notary Public My Commission Expires:

GERALD S. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2018

WARRANTY DEED

Address New Owner: Dual Holdings, LLC 3 McFerrin Avenue Nashville, TN 37206	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 11 0 131 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, **Ruth S. Root**, an unmarried person ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dual Holdings, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2008 Natchez Trace, Nashville, TN 37212.

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

And Grantor covenants that it she lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18th day of August, 2017.

Ruth S. Root

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth S. Root, 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, at office, this 18th day of August, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William Terry Starkey, Sr. and wife, Margaret H. Starkey by Installment Deed dated October 18, 1948 from W.E. Albright and wife, Myrtle P. Albright of record in Book 1677, page 194, Register's Office for Davidson County, Tennessee. Margaret H. Starkey aka Margaret M. Starkey died on September 30, 1984 leaving William Terry Starkey, Sr. as surviving tenant by the entirety. William Terry Starkey, Sr. aka William T. Starkey died on March 7, 1985 leving a Last Will and Testament filed for probate in Will Book 150, page 833, Probate Court for Davidson County, Tennessee. Pursuant to said Will, subject property was devised to William T. Starkey, Jr. and Ruth S. Root. By Quitclaim Deed dated February 11, 1987 of record in Book 7135, page 604, Register's Office for Davidson County, Tennessee, William Terry Starkey, Jr. conveyed his interest in subject property to Ruth S. Root.

This conveyance is made subject to:

1. State and County taxes for the year 2017 which have been prorated and assumed by Grantee. Map and Parcel No. 104 11 0 131 00.
2. All matters appearing on the Plan of record as Book 421, page 7, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

