18-CD-088

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

HANNAH CUTSHALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Annika Trumen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF March, 2018.

Hannah Cutshall
Notary Public

MY COMMISSION EXPIRES: My Commission Expires February 23, 2021
(AFFIX SEAL)

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
Dustin Whitaker and Kristin Whitaker	Republic Bank + Trust Company	
(NAME)	(NAME)	
4611 Michigan Avenue	200 S 7th St. Ste. 110	091-08-0-370.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Louisville KY 40202	
(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, WE, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUSTIN WHITAKER AND KRISTIN WHITAKER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot 4, Block 2, EAST EXTENTION OF PLAN 1, WEST NASHVILLE, as shown on plat of record in Plat Book 421, Page 1, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company to City Limits Construction, LLC, a Tennessee limited liability as recorded on the 2nd day of August, 2017 in Instrument No. 20170802-0078358; part of Warranty Deed from Keith Kraft, as to a 43.75% interest, Kenneth Kraft as to an 18.75% interest, Patricia Kraft n/k/a Trish Krizelman, as to an 18.75% and Nancy Galbut, as to an 18.75% to City Limits Construction, LLC, a Tennessee Limited Liability Company as recorded on the 5th day of July, 2017 in Instrument No. 20170705-0067215; part of Quitclaim Deed from Morris Kraft and wife, Reba Kraft to Keith Kraft as to an 18.75% interest, Kenneth Kraft as to an 18.75% interest, Patricia Kraft as to an 18.75% interest, and Nancy Galbut as to an 18.75% interest as recorded on the 23rd day of January, 1995 in Deed Book 9575, Page 815; part of Quitclaim Deed from Kenneth Kraft to Morris Kraft and wife, Reba Kraft as recorded on the 28th day of July, 1988 in Deed Book 7611, Page 680 and part of Warranty Deed from Calvin Buchman to Kenneth Kraft and Keith Kraft my one-half (1/2) undivided interest as recorded on the 1st day of October, 1965 in Deed Book 3941, Page 887, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Bill Garrett Davidson County
Batch# 65032 DEEDWARR
03/05/2018 10:55:59 AM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20180305-0020422

unimproved
This is improved x property, known as 4611 Michigan Avenue, Nashville, TN 37209
(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 1st day of March, 2018

CITY LIMITS CONSTRUCTION, LLC

BY: _____

KEN WADE, MEMBER MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ken Wade with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of City Limits Construction, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Member Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member Manager.

Witness my hand and official seal at Nashville, Tennessee this 1 day of March, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

_____
Notary Public