Bill Garrett Davidson County
Batch# 73706 DEEDWARRSP
03/27/2018 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $9,990.00
20180327-0028550

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,700,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2018. Notary public My commission expires: 7-5-2021

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel:
Division St. Boys, LLC Attn: Steve Ford 1911 Division Street Nashville, TN 37203	SAME	092 16 0 225.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **TOMMY J. DUCKLO AND BETH K. DUCKLO, TRUSTEES OF THE DUCKLO FAMILY REVOCABLE LIVING TRUST DATED JULY 15, 2016**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DIVISION ST. BOYS, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 222 on the O.B. Hayes Second Plan of small lots, as of record in Plat Book 1, Page 81, Chancery Court at Nashville. Said Lot No. 222 fronts 50 feet on the Southeasterly side of Division Street and runs back between parallel lines 150 feet more or less, to an alley.

Being the same property conveyed to Tommy J. Ducklo and Beth K. Ducklo, Trustees of the Ducklo Family Revocable Living Trust Agreement dated July 15, 2016, by Quitclaim Deed from Tommy Ducklo, dated July 15, 2016, as recorded in Instrument No. 20160721-0075373, Register's Office of Davidson County, Tennessee.

Tommy Ducklo and Tommy J. Ducklo are one and the same person.

This is improved property known as 1913 Division Street, Nashville, Tennessee 37203.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 092-16-0-255.00.

2. Matters shown on Plat Book 1, page 81, Chancery Court at Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under the Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the 23rd day of March, 2018.

GRANTORS:

TOMMY J. DUCKLO, TRUSTEE OF THE DUCKLO FAMILY REVOCABLE LIVING TRUST DATED JULY 15, 2016

BETH K. DUCKLO, TRUSTEE OF THE DUCKLO FAMILY REVOCABLE LIVING TRUST DATED JULY 15, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tommy J. Ducklo, Trustee of the Ducklo Family Revocable Living Trust dated July 15, 2016, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of March, 2018.

Notary Public

My Commission Expires: 5/5/2020

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth K. Ducklo, Trustee of the Ducklo Family Revocable Living Trust dated July 15, 2016, 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 23rd day of March, 2018.

Notary Public

My Commission Expires: 5/5/2020

KRISTIE PUTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, C. Tucker Herndon, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kristie Putman, a notary public for this county and state, C. Tucker Herndon, 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: 5/5/2020

Notary' Seal (if on paper)

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.