WARRANTY DEED

Bill Garrett Davidson County
Batch# 112392 DEEDWARR
07/03/2018 01:51:53 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180703-0064583

File No.: AGL-18-CREMA-226

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/22

(AFFIX SEAL)

WILLIAM G LAFEVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2022

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CREMA, LLC	New Owner	071-07-102.00
(NAME)	(NAME)	
2307 CISCO ST		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KARL SCHOENENBERGER AND MARIKA SCHOENENBERGER**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CREMA, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being the Easterly 40 feet of Lot No. 68 on the Map of Haynie's Oriental Subdivision as of record in Deed Book 161, Pages 26 and 27, Register's Office for Davidson County.

Said part of Lot No. 68 fronts 40 feet on the Southerly side of Duke Street and runs back between parallel lines, with the Westerly margin of Sultana Avenue, 87 feet to a dead line.

Being the same property conveyed to Karl and Marika Schoenenberger by Special Warranty Deed from United States Marshal for the Middle District of Tennessee, recorded on the 18th day of March, 1999 in Deed Book 11389, Page 346, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 226 DUKE STREET, NASHVILLE, TN 37207
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 28th day of June, 2018.

KARL SCHOENENBERGER

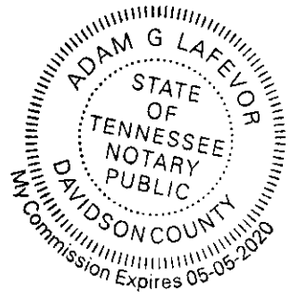
MARIKA SCHOENENBERGER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARL SCHOENENBERGER and MARIKA SCHOENENBERGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2018.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171