Pick Up

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: May 24, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 2417006

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
The Property Sisters, LLC a Tennessee limited liability company	SHANNON FRANKLIN	082-07-0-265.00
(NAME)	(NAME)	
610 STOCKELL STREET	901 PHILLIPS STREET	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	NASHVILLE, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 118295 DEEDWARR
07/19/2018 10:34:05 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180719-0070403

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, **BC Properties, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Property Sisters, LLC a Tennessee limited liability company,** 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, and being all of Lot 9 and the northerly 10 feet of Lot No. 8 on the Plan of Maney's Addition to East Nashville, as shown on survey and plat of same appearing of record in Book 57, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Said Lot No. 9 and the northerly 10 feet of Lot No. 8 front together 50 feet on the westerly side of Stockell Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bridgett Ross, unmarried, by Warranty Deed from Clarence Summey, a married man, joined by spouse, Laquita J. Summey, dated February 11, 2003, of record in Instrument No. 20030214-0020228, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to CLS Investment Properties, Inc., by Quitclaim Deed from Bridgett Ross, unmarried, dated March 25, 2008, of record in Instrument No. 20080331-0032218, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Duke & Duke, LLC, by Deed in Lieu of Foreclosure from CLS Investment Properties, Inc., a Tennessee corporation, now known as CLS Rental Properties, LLC, dated October 27, 2011, as of record in Instrument No. 20111031-0084538, Register's Office of Davidson County, Tennessee. AND Being the same property conveyed to BC Properties, a Tennessee general partnership, by Quitclaim Deed from Duke & Duke, LLC, a Tennessee limited liability company, dated June 21, 2018, as of record in Instrument No. 20180625-0060777, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, 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 Plat Book 57, page 112; Articles of Incorporation/ Charter of record in Instrument No. 20091211-0113308 and Instrument No. 20091211-0113309; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 610 Stockell Street, Nashville, TN 37207
(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/our hands this 11th day of July, 2018.

BC PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

By: Bryan D. Spicer
Its: Partner

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 Partner of BC Properties, a Tennessee general partnership and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner.

WITNESS my hand and official at Franklin, Tennessee, seal this 11th day of July, 2018.

Notary Public
My Commission Expires:

File No.: 27913

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-20[illegible]