NEW OWNER:

106 Duke Street, LLC
2305 Cruzen Street
Nashville, TN 37211

SEND TAX BILLS TO:

106 Duke Street, LLC
2305 Cruzen Street
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0176 MJ

Map 071 Group 07-0 Parcel 089.00

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 138087 DEEDWARRSP
09/07/2018 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,808.86
20180907-0089042

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Eighty-Eight Thousand Eight Hundred Eighty and 00/100 Dollars ($488,880.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEVIN HAUERSPERGER, A SINGLE WOMAN ("Grantor")** has this day bargained and sold and by these presents does hereby transfer and convey unto **106 DUKE STREET LLC, a Tennessee Limited Liability Company ("Grantee")**, its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Located in the 12th (old 17th) District, more particularly described as follows:

Beginning at a point on the Southern margin line of Duke Street, being the N.E. corner of a tract of land sold to H.O. Gary by Lottie K. Netterville, as recorded in Davidson County, Tennessee, Record Book 1308, Page 430; thence Southward 286 feet, more or less, along the Eastern border line of the said Gary tract to the Southeast corner thereof and continuing along the East border line of a tract sold to Ben Williams by Lottie K. Netterville, as recorded in Record Book 1315, page 519, to the northwest corner of the tract sold by Lottie K. Netterville to Ben Williams, as of Record Book 1341, Page 305; thence eastward 100 feet along the Northern border line of the last named Williams tract to a point; thence Northward 295 feet, more or less, to a point on the Southern border line of Duke Street; thence Westward along the Southern border line of Duke Street 100 feet to the point of beginning.

BEING the same property conveyed to Devin Hauersperger, by Warranty Deed from Toby W. Nivens, married, dated December 12, 2014, and of record in Instrument No. 20141217-0115256, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 106 Duke Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever arising by, through or under the Grantor, but not further otherwise.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7 day of September, 2018.

DEVIN HAUERSPERGER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DEVIN HAUERSPERGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of September, 2018.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 488,880.00 .

Sharon Muller
AFFIANT

Sworn to and subscribed to before me this 7th day of September, 2018.

NOTARY PUBLIC

My commission expires: 10-14-2019

JONN HALL
STATE OF TEXAS
NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Catherine H. Gwyn, 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, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn 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: 10/14/2019

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

722337.1/2010969