WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152128 **DEEDWARR**
10/17/2018 02:27:30 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20181017-0103031

G-P-18-206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2018.

PATRICIA PARSONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8-31-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danielle Moinet	**City National Bank, a National Banking Association**	
(NAME) **206 Duke St.**	(NAME) **350 South Grand Ave. 5th Floor**	**07107009400**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Los Angeles, CA 90071**	
(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 consideration, the receipt of which is hereby acknowledged, **DECADIE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIELLE MOINET, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 73 on the Map of J. B. Haynies Oriental Subdivision of record in Plat Book 161, Page (s) 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said Westerly 50 feet of Lot 73 fronts 50 feet on the Southerly side of Duke Street and runs back between parallel lines 100 feet, more or less, to a dead line in the rear on which it measures 50 feet thereon.

Being the same property conveyed to Decadie, LLC, a Tennessee Limited Liability Company by Warranty deed from Freida L. McKnight of record in Instrument No. 20170315-0025505 Register's Office for Davidson County, Tennessee, dated March 9, 2017 and recorded on March 15, 2017. Being also known as 206 Duke St. Nashville, Tennessee 37207. Being the same property conveyed to Elmer D. Knight and Freida L. McKnight by Quitclaim deed from Dorothy L. McKnight of record in Instrument No. 20110902-0068093 Register's Office for Davidson County, Tennessee, dated August 26, 2011 and recorded on September 02, 2011. Elmer Dewitt McKnight died January 4, 2015, leaving the property to his wife, Freida McKnight.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page (s) 26 and 27, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **206 Duke St., Nashville, Tennessee 37207**.

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(S), 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 the 12th DAY OF OCTOBER, 2018.

Decadie, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of DECADIE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of October, 2018.

_____
Notary Public
My Commission Expires: 8-31-2020
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212