WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155979 **DEEDWARR**
11/02/2018 07:43:48 AM 2 pgs
Fees: $13.00 Taxes: $419.57

20181102-0108575

A-AD-18-3081

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,397.07.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
JDUCK, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**150-02-0-510.00**
608 Ries Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **TONYA BLACKWELL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JDUCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 171-B, on the Plan of Zone Lot Division Lot 171-Resubdivision of Lots 170, 171 and 172 of Harbor Gate, Section 2 of record in Plat Book 6200, Page 629 and amended in Book 8250, Page 448, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tonya Blackwell by Warranty deed from Pamela J. Gaines and David A. Fagan, wife and husband, as tenants by entirety of record in Instrument No. 20160219-0016019 Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 19, 2016.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 33, revised in Plat Book 6200, Page 629 and amended in Plat Book 8250, Page 448, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6366, Page 494, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5300, Page 909, Book 5904, Page 79 and Book 6434, Page 753, in the Register's Office for Davidson County, Tennessee.
- Right of Way for construction of pipeline from Herschel Hearn and wife, to Gulf Interstate Gas Co., said rights to said Agreement being conveyed to Columbia Gulf Transmission Co. of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.
- Partial Release from ROW agreement granted of record in Book 4438, Page 703 and Book 5780, Page 952, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160219-0016019 in the 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: **3081 Brantley Drive, Antioch, Tennessee 37013**.

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 30 DAY OF OCTOBER, 2018.

Tonya Blackwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONYA BLACKWELL, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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