Karen Y Johnson Davidson County
Batch# 156870 DEEDWARR
11/05/2018 02:53:13 PM 2 pgs
Fees: $13.00 Taxes: $340.40
20181105-0109659

Warranty Deed

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $92,000.00. Affiant Subscribed and sworn to before me, this the 1st day of November, 2018. Notary Public My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cream City Development, LLC	new owner	
1071 2nd Avenue South		105-03-0-131.00
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MICHAEL C. KINARD, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being the North 30 feet of Lot No. 401 on the Plan of Maury and Claiborne's Addition to South Nashville of record in Plat Book 21, Pages 84 and 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said North 30 feet of said lot No. 401 begins 90 feet North of the Northeast corner of Wharf Avenue, and Perkins Street, and runs thence Northerly 30 feet along the East margin of Wharf Avenue; thence back Eastwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Mrs. Susie Belcher by deed from Miss Mary Pearl Waters and J. S. Waters, Jr., children and sole heirs of J. S. Waters, deceased, and wife, Fannie Waters, deceased of record in Book 2045, page 136, Register's Office for Davidson County, Tennessee, dated May 01, 1952 and recorded on May 05, 1952.

The said Susie Belcher died intestate in the State of Tennessee, leaving Viola H. Caruthers (aka Viola H. Carothers) as her next of kin and sole heir at law. Viola H. Caruthers (aka Viola H. Carothers) died on December 12, 2000, leaving John E. Carothers and Ruby Carothers as her next of kin and sole heirs at law. Ruby Carothers Kinnard died in the State of Tennessee, leaving Timothy Kinnard and Vivian F. Kinnard as her next of kin and sole heirs at law.

Being the same property naming heirs-at-law, John E. Carothers, Timothy Kinnard and Vivian F. Kinnard by Affidavit of Heirship, of record in Instrument Number 20170117-0004880, Register of Deeds Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

AND

Being the same property conveyed to John E. Carothers and his wife, Gladys O. Carothers, as tenants by the entirety (each having 50% interest of their interest) by Quitclaim deed from John E. Carothers of record in Instrument No. 20170306-0021629 Register's Office for Davidson County, Tennessee, dated March 01, 2017 and recorded on March 06, 2017.

Being the same property conveyed to Michael C. Kinard by Warranty deed from Timothy E. Kinnard, Vivian F. Kinnard, Richmond E. Kinnard, John E. Carothers and Gladys O. Carothers of record in Instrument No. 20180208-0012719 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 08, 2018.

**This being unimproved investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 45 Wharf Avenue, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of November, 2018.

Michael C. Kinard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael C. Kinard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of November, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commis... 2021