Karen Y Johnson Davidson County
Batch# 158646 DEEDWARR
11/13/2018 02:30:20 PM 2 pgs
Fees: $13.00 Taxes: $222.00

20181113-0111806

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CREAM CITY DEVELOPMENT LLC	new owner	**105-04-0-127.00**
(NAME) **1017 2ND AVE. SOUTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GARY C. DUKE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CREAM CITY DEVELOPMENT LLC, A TENNESSE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 eastern half of Lot No. 19 on the Plan of John Trimble's Addition, of record in Plat Book 57, page 53, Register's Office for said County.

Said part of Lot No. 19 fronts 25 feet on the North Side of Shepherd Street, formerly Tennessee Street, and runs back between parallel lines 139 feet to an Alley.

Being the same property conveyed to Mildred Harris and Willa Mildred H. Clopton, as joint tenants with a right of survivorship, by Quitclaim Deed dated October 9, 1982, of record in Book 5950, Page 85, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to H. C. Duke by Final Decree Confirming Sale from Chancery Court Clerk and Master for Davidson County, Tennessee, Order filed and entered February 1, 1990 and recorded July 13, 1990, of record in Book 8151, Page 488, said Register's Office. The said H. C. Duke a/k/a Howard Clifton Duke having since died on June 21, 2003. The Last Will & Testament of Howard Clifton Duke recorded in Will Book 5373/1173645 devised subject property to Gary C. Duke. See Docket No. 03P-1028, in the Seventh Circuit Court of Davidson County, Nashville, Tennessee, Probate Division.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as **0 SHEPARD STREET, NASHVILLE, TN 37210**
(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 hand this 16th day of October, 2018.

GARY C. DUKE

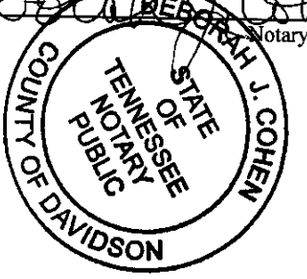
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary C. Duke**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of October, 2018.

My commission expires: **May 2, 2022**

Notary Public



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: AJH-18-0