Karen Y Johnson Davidson County
Batch# 164547 DEEDWARR
11/21/2018 03:37:53 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20181121-0114849

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $715,000.00. Affiant Subscribed and sworn to before me, this the 19th day of November, 2018. Notary Public My commission expires:

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:
David Conklin Rachel Conklin	FIRST TENNESSEE BANK	
1612 Sumner Ave.	101 SUNSET AVE	083-06-0-068.00
Nashville, TN 37206	ASHEBORO, NC 27203	

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, **SUSTAINABLE COMMUNITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID CONKLIN AND RACHEL CONKLIN, HUSBAND AND WIFE,** 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 Lot No. 18 on the Map Showing Subdivision of Lots No. 8, 9 and 10 and part of Lot No. 7 in Block "A", Lots No. 13 and 14 in Block "B" and all of Block "C" in Subdivision of "Weakley Place" of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50.0 feet on the Southerly side of Sumner Street and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Vaughn S. Hunter, Ruby Mae Hunter, Blanche Hunter and Mrs. Lula Hunter, by deed from Gladys Sharpe Smith and husband, Paul F. Smith, of record in Book 2026, Page 238, Register's Office for said County.

Being the same property conveyed to Ruby Mae Hunter, Blanche Hunter and Mrs. Lula Hunter by Warranty deed from Vaughn S. Hunter of record in Book 2595, page 129, Register's Office for Davidson County, Tennessee, dated September 22, 1956 and recorded on September 24, 1956.

Being the same property conveyed to Ruby Mae Hunter and Blanche Hunter by deed from Lula Hunter of record in Book 3159, Page 129, Register's Office for Davidson County, Tennessee, dated November 10, 1960 and recorded on November 10, 1960.

Being the same property conveyed to Larry D. Craig, Trustee by Quitclaim Deed from Ruby Mae Hunter and Blanche Hunter of record in Instrument No. 20050422-0044897 Register's Office for Davidson County, Tennessee, dated April 21, 2005 and recorded on April 22, 2005 and within the same deed the said Larry D. Craig, Trustee conveyed his interest in the subject property to Ruby Mae Hunter and Blanche V. Hunter, as joint tenants with rights of survivorship and not as tenants in common.

The said Ruby Mae Hunter died January 20, 2017, leaving the subject property vested solely in Blanche V. Hunter.

Being the same property conveyed to Sustainable Community Development, LLC, a Tennessee limited liability company by Warranty deed from Blanche V. Hunter, unmarried of record in Instrument No. 20170705-0067589 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 05, 2017.

Being also known as 1612 Sumner Ave. Nashville, Tennessee 37206.

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 1612 Sumner Ave., Nashville, TN 37206, 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 19th day of November, 2018.

Sustainable Community Development, LLC

Barbara Harper Latimer, Sole Member

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 Barbara Harper Latimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Sole Member of Sustainable Community Development, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 19th day of November, 2018.

ANDREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public