WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168575 DEEDWARR
11/29/2018 02:28:26 PM 2 pgs
Fees: $13.00 Taxes: $568.49

20181129-0116535

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,647.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paulo Ventura Frazillio	New Owner	
(NAME)	(NAME)	09316040600
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CNK, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paulo*Ventura Frazillio****, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * Francisco ** single

The West one third of Lot No 1 of Block "H" on the Map of Hermitage Addition of record in Book 57, Pages 42 and 43 of the Register's Office for Davidson County, Tennessee.

Said part of Lot 1 fronts 33 1/3 feet on the southerly side of Fain Street, formerly Hermitage Avenue and runs back between parallel lines along the easterly margin of Duncan Street, 143 1/2 feet, more or less, to a 20 foot alley in the rear.

FOR INFORMATION PURPOSES ONLY: 10 Duncan Street, Nashville, TN 37210

Being the same property conveyed to Being the same property conveyed to CNK, LLC by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20141031-0100570, Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on October 31, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 10 Duncan St. 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 20 day of November, 2018.

CNK, LLC

By James Stevens

11-20-18
Date

STATE OF TN
COUNTY OF Putnam

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of CNK, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

WITNESS my hand and official seal at office this 20th day of November, 2018.

SWoods
Notary Public

SUZANNE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

My Commission Expires: 4/21/20