Karen Y Johnson Davidson County
Batch# 169594 DEEDWARR
12/03/2018 01:00:30 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20181203-0117665

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

MEMPHIS WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Hudson	Robert Hudson	081-08-0-044.00
(NAME)	(NAME)	
1612 Stokley Lane	1612 Stokley Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, **BC Properties, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Hudson,** HEREINAFTER CALLED THE GRANTEES, 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. 593 on the plan of the Lots of the North Nashville Real Estate Company, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being a portion of the property conveyed to CLS Investment Properties, Inc., by Warranty Deed from Mary Edna Terrell aka Edna Terrell, dated March 30, 2005, of record in Instrument No. 20050405-0037060, re-recorded in Instrument No. 20050414-0041738, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Duke & Duke, LLC, a Tennessee limited liability company, by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated December 22, 2011, as of record in Instrument No. 20111227-0101132, Register's Office of Davidson County, Tennessee. AND Being the same property conveyed to BC Properties, a Tennessee General Partnership, by Quitclaim Deed from Duke & Duke, LLC, a Tennessee Limited Liability Company, dated October 22, 2018, as of record in Instrument No. 20181029-0106673, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 21, page 105; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1902 9th Ave N, Nashville, TN 37208
(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/our hands this 30th day of November, 2018.

BC PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

By: Bryan D. Spicer
Its: Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of BC Properties, a Tennessee general partnership and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner.

WITNESS my hand and official at Franklin, Tennessee, seal this 30th day of November, 2018.

Notary Public
My Commission Expires: _____

File No.: 28567

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019