WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 177077 DEEDWARR
12/21/2018 09:59:27 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181221-0124285

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF DECEMBER, 20 18.

Notary Public

MY COMMISSION EXPIRES: 10-11-21
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Clark and Huddleston Properties LLC	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME)	(NAME)	08203014800
(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, **Robert Tyus, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clark and Huddleston Properties LLC** , HEREINAFTER CALLED THE GRANTEE, ITS/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. 122 in Dr. Van S. Lindsley's Addition to East Nashville, a plan of which is of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 50 feet on the easterly side of North Second Street, formerly Harris Street or Avenue, and runs back between parallel lines 174 -1/4 feet to an alley.

FOR INFORMATION PURPOSES ONLY: 831 N 2nd Street, Nashville, TN 37207

Being the same property conveyed to Robert Tyus by virtue of that certain Warranty Deed dated February 23, 2001, and being of record at Instrument No. 20010227-0017985 in the amount of $60,000.00 in the Register's Office of Davidson County, Tennessee.

Said owner Robert Tyus also known as Robert Tyus, Jr., being one and the same as the owner of record.

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.

This is improved x unimproved property, known as 831 N 2nd St. Nashville, TN 37207
(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 14th day of December, 2018.

Robert Tyus Jr.

Robert Tyus also known as Robert Tyus, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Tyus, Jr. (also known as Robert Tyus)**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of December, 2018.

Ashlee D Page

Notary Public

My Commission Expires: 11/8/22

