RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 189370 **DEEDWARR**
01/29/2019 11:17:03 AM 2 pgs
Fees: $13.00 Taxes: $673.40

20190129-0008450

Y-KW-18-03081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~18th~~ 28th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 2, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shenett Clay	**New Owner**	
(NAME)	(NAME)	
3081 Brantley Dr		**150-02-0-510.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JDUCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHENETT CLAY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 171-B on the Plan of Zone Lot Division, Lot 171-Resubdivision of Lots 170, 171 and 172 of Harbor Gate-Section 2, Revised of record in Plat Book 6200, Page 629 and amended in Plat Book 8250, Page 448, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jduck LLC, a Tennessee limited liability company by Warranty deed from Tonya Blackwell, a single woman of record in Instrument No. 20181102-0108575 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 02, 2018. (Value of consideration shown in aforementioned deed $113,397.07.) Being also known as 3081 Brantley Dr Antioch, Tennessee 37013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 33, revised in Plat Book 6200, Page 629 and amended in Plat Book 8250, Page 448, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6366, Page 494, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5300, Page 909, Book 5904, Page 79 and Book 6434, Page 753, in the Register's Office for Davidson County, Tennessee.
- Right of Way for construction of pipeline from Herschel Hearn and wife, to Gulf Interstate Gas Co., said rights to said Agreement being conveyed to Columbia Gulf Transmission Co. of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.
- Partial Release from ROW agreement granted of record in Book 4438, Page 703 and Book 5780, Page 952, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7382, Page 800 and in Book 7382, Page 823, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160219-0016019 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3081 Brantley Dr, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the ~~18th~~ 25th DAY OF JANUARY, 2019.

Jduck, LLC, A Tennessee Limited Liability Company

BY: _____
Joshua C. Duckworth
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA C. DUCKWORTH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JDUCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~18th~~ 25th of January, 2019.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212