WARRANTY DEED

Karen Johnson Davidson County
Batch# 245843 DEEDWARR
06/20/2019 08:12:55 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20190620-0059295

A-CC-19-136

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Joseph B
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

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)
Cream City Development, LLC	**New Owner**	
(NAME)	(NAME)	**93-16-310.00**
136 Fain Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **BRIAN ADRIAN WONG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CREAM CITY DEVELOPMENT, LLC,** 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 part of Lot No. 28 of Block "B" on the Plan of Hermitage Addition, as of record in Plat Book 57, Page 42, Register's Office for said County, described as follows:

Beginning on the northerly margin of Fain Street at the corner of Lots 28 and 29; thence with the line between said two lots, northerly 144 feet to the southeast corner of the property conveyed to the State of Tennessee by deed from Georgia Doss, as of record in Book 2929, Page 383; thence with said State of Tennessee's boundary line, north 61 degrees 05' west 42 feet to the southerly margin of an alley; thence with the same, westerly 11 feet to the northeast corner of Lot No. 27; thence with the line between Lot Nos. 27 and 28, southerly 160 feet to the northerly margin of Fain Street; thence with the same, easterly 50 feet to the beginning.

Being part of the same property conveyed to Brian Adrian Wong, unmarried, by Warranty Deed from Thomas Willie Wiggins, unmarried, recorded July 12, 2011 in Instrument No. 20110712-0053367, Register's Office for Davidson County, Tennessee and corrected in Scrivener's Affidavit of record in Instrument No 20190620-0059293, Register's Office for Davidson County, TN.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 42, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **136 Fain Street, Nashville, Tennessee 37210**.

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 7th DAY OF JUNE, 2019.

Brian Adrian Wong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN ADRIAN WONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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