(2)

WARRANTY DEED

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Toshia L. Hodge	Toshia L. Hodge	81-11-510.00
(NAME)	(NAME)	
1622 14th Avenue North	4205 Enchanted Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37218	
(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 **Toshia L. Hodge, married,** 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING THE SOUTHERLY ONE-THIRD OF LOT NO. 201 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS 2ND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID SOUTHERLY ONE-THIRD OF LOT NO. 201 FRONTS 33-1/3 FEET ON THE EASTERLY SIDE OF 14TH AVENUE, NORTH, FORMERLY ALBERTA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CLS INVESTMENT PROPERTIES, INC. BY WARRANTY DEED FROM WADE PHELPS, DATED JANUARY 14, 2008, OF RECORD IN INSTRUMENT NO. 20080116-0005139, IN THE 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 JANUARY 11, 2012, OF RECORD IN INSTRUMENT NO. 20120113-0003664, REGISTER'S OFFICE FOR 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 10/16/2019, OF RECORD IN INSTRUMENT NO. _____201910210107703_____. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1622 14th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which by acceptance of this conveyance, is expressly assumed by Grantees; zoning; setback requirements and general utility, sewer, and drainage easements; subdivision declarations, covenants, restrictions, and easements of record in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 303256 DEEDWARR
10/21/2019 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20191021-0107704

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 16th day of October, 2019.

BC Properties, a Tennessee general partnership

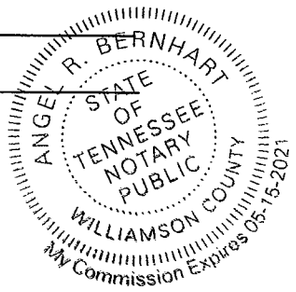
By: Bryan D. Spicer
Its: Partner

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 16th day of October, 2019.

Notary Public
My Commission Expires:



File No.: 30463

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020