WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,500.00.

Chounessey M Hankins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2019.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

A-CC-19-18

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)
Chounessey M. Hankins	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
18 Shepard Street	**8024 Calvin Hall Road**	**105-04-0-127.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Indian Land, SC 29707**	
(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, **CREAM CITY DEVELOPMENT, 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 **CHOUNESSEY M. HANKINS, AN UNMARRIED MAN,** 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 the eastern half of Lot No. 19 on the Plan of John Trimble's Addition of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19 fronts 25 feet on the North side of Shepard Street, formerly Tennessee Street, and runs back between parallel lines 139 feet to an alley, on which it measures 25 feet.

Being the same property conveyed to Cream City Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Gary C. Duke, Unmarried of record in Instrument No. 20181113-0111806 Register's Office for Davidson County, Tennessee, dated October 16, 2018 and recorded on November 13, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure Recorded on March 11, 2019, in Official Records Instrument# 20190311-0022144.
- Taxes for 2020 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: **18 Shepard 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.

Karen Johnson Davidson County
Batch# 307184 DEEDWARR
10/28/2019 03:03:33 PM 2 pgs
Fees: $13.00 Taxes: $1,803.75
20191028-0110413

Witness my/our hand(s) this the 24th DAY OF OCTOBER, 2019.

Cream City Development, LLC, a Tennessee Limited Liability Company

BY: _____
Josh Hellmer
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, 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 SOLE MEMBER of CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of October, 2019.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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