WARRANTY DEED

Karen Johnson Davidson County
Batch# 467183 DEEDWARR
08/31/2020 01:49:58 PM 2 pgs
Fees: $13.00 Taxes: $249.75

20200831-0098626

A-JH-20-159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Mohammed Naser	**New Owner**	
(NAME)	(NAME)	
710 W. Old Hickory Blvd		**93-16-407.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 **MOHAMMED NASER,** 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 a part of Lot No. 1 of Block "H" on the Plan of Hermitage Addition, as of record in Book 57, Page 43, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Fain Street, 33/13 feet east of the easterly margin of Duncan Street, at Morgan's northeast corner; thence southerly parallel to the east margin of Duncan Street, along Morgan's east line, 143.6 feet to the north margin of an alley; thence with the margin of the same, easterly 33 1/3 feet; thence northerly 1447 feet to the south margin of Fain Street; thence with the margin of the same, easterly 33 1/3 feet to the point of beginning.

Being the same property which was divested out of Gordon and Jessie Mae Jackson c/o Georgia Norris and vested in The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale recorded June 26, 2003 in Instrument No. 20030626-0088316, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gordon Jackson and wife, Jessica Mae Jackson by Warranty Deed from Cline G. Rainey and wife, Edna W. Rainey recorded September 11, 1963 in Book 3617, Page 287, Register's Office for Davidson County, Tennessee.

Being the same property being conveyed to Cream City Development by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument Number 20200626-0069477 in the 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 43, Register's Office for Davidson County, Tennessee.
- Note: Tax Sale in the chain of title. Underwriting approval required before issuing title insurance on this property.

- 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 **unimproved** property known as: **159 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 26 DAY OF AUGUST, 2020.

Cream City Development, LLC

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 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 ~~27th~~ 26 of August, 2020.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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