WARRANTY DEED

Karen Johnson Davidson County
Batch# 520479 **DEEDWARR**
11/23/2020 02:41:02 PM 2 pgs
Fees: $13.00 Taxes: $277.50

20201123-0137446

A-NR-20-00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 08-2024

(AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-2024

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)
Jason Vadano Oggs	**New Owner**	
(NAME)	(NAME)	**093-16-0-289.00**
4088 Barnes Cove Dr		
(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, **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 **JASON VADANO OGGS,** 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:

Being the easterly 16-2/3 feet of Lot Number 7 and the westerly 16-2/3 feet of Lot Number 8 of Block "B" on the map of the Hermitage Addition of Record in Book 57 pages 42 and 43, Register's Office for said County. Said parts of said lots front together 33-1/3 feet of the south side of Green Street and run back between parallel lines 160 feet to an alley.

Less and Except the portion sold to the State of Tennessee by Warranty Deed in Book 2921 Page 153 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Said parts of said Lots begin at a point on the southerly margin of Green Street, the common corner of said parts of lots and the Thomas W. Hales property; thence north 83 degrees 57 minutes 27 seconds west 23.4 feet; thence south 6 degrees west 62 feet; thence south 61 degrees 5 minutes east 36.5 feet; thence north 6 degrees east 75 feet to the point of beginning, containing 2288 square feet, more or less.

Being the same property conveyed to Michael Russell by Quitclaim Deed from Harold Smith, and wife, and Agnes Smith, of record in Instrument Number 20000607-0056948, in the Register's Office for Davidson County, Tennessee, dated June 6, 2000 and recorded June 7, 2000.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Michael Russell of record in Instrument Number 20201102-0127960, in the Register's Office for Davidson County, Tennessee.

Being the same propert conveyed to Cream City Development, LLC, a Tennessee Limited Liability Company by Music City Financial, LLC a Texas Limited Liability Company of record in Instrument Number 20201106-0130732, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hermitage Addition Blocks A & B, as recorded in Plat Book 57, Page(s) 42.
- Easement for Slope Easement, recorded in Book 2921 Page 153.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Green 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 10 DAY OF NOVEMBER, 2020.

Cream City Development LLC

BY: _____

William Grones
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM GRONES, 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 AUTHORIZED AGENT of CREAM CITY DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of November, 2020.

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



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