WARRANTY DEED

Karen Johnson Davidson County
Batch# 764480 DEEDWARR
12/01/2021 01:03:25 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20211201-0158887

J-JH-21-1258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC TENNESSEE 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)
Swift Deer Development, LLC	**New Owner**	
(NAME) **725 MELPARK DRIVE APT 162**	(NAME)	**105 04 0 215.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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 AND PARKER MCCRACKEN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SWIFT DEER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 parts of Lots Nos. 55 and 56 on the Plan of Trimble National Hill, as amended, of record in Book 21, Page 121, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southeast corner of First Avenue South, formerly Maple Street and the first alley North of South Hill Street, being the Northwest corner of said Lot No. 55; thence with the Southerly margin of said alley Easterly 165 feet, more or less, to the Westerly margin of a proposed alley, being 10 feet Westerly from the corner of Lots No. 56 and 57; thence Southerly parallel with and 10 feet Westerly from the line between said two lots 35 feet; thence Westerly parallel with and 35 feet Southerly from the South margin of the first mentioned alley to the Easterly margin of First Avenue South; thence Northerly with the Easterly margin of said Avenue 42.3 feet more or less, to the beginning.

Being the same property conveyed to Cream City Development, LLC and Parker McCracken, by Warranty Deed from Donald Davis, Single, of record in Instrument No. 20201116-0135120, in the Register's Office of Davidson County, Tennessee, dated November 10, 2020 and recorded on November 16, 2020

This conveyance is subject to:

- Taxes for the year 2021, A lien now due and payable, but not yet delinquent
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Trimble National Hill, as recorded in Plat Book 21, Page(s) 121.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1258 1st Ave S, 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 24th DAY OF NOVEMBER, 2021.

Cream City Development, LLC

BY: _____
Parker McCracken
Authorized Agent

_____
Parker McCracken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKER MCCRACKEN, 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 24th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKER MCCRACKEN, 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 24th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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