Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-CCD-22-1252

Karen Johnson Davidson County
Batch# 933562 DEEDWARR
10/25/2022 11:01:28 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20221025-0115638

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220900245

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21st day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 1/3-25

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cream City Development, LLC	**SAME**	**105-04-0Z-001.00 CO**
1071 2ND Ave. S.		**105-04-0Z-002.00 CO**
Nashville, TN 37210		

FOR AND IN 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, WE,

L. Shane Whitehead, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cream City Development, LLC, A Tennessee limited liability company

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:

LAND in Davidson County, Tennessee being Units A and B of the Homes at 1252 Thomas Street, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1252 Thomas Street of record in Instrument No. 20210929-0131172, and Attorney's Certificate of record in Instrument No. 20220513-0055593, Register's Office for Davidson County, Tennessee, with reference to plat attached as Exhibit "C" to the said Declaration, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Declaration, to which reference is hereby made for a more complete description.

BEING PART OF the same property conveyed to L. Shane Whitehead by Special Warranty Deed from U.S. Bank, NA, as Trustee, dated 6/26/2007 and recorded 6/29/2007 in Instrument No. 20070629-0077667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is Unimproved ( ) property known as **1250 and 1252 Thomas St., Nashville, TN 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 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 our hands this 21st day of October, 2022.

L. Shane Whitehead

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. Shane Whitehead the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyra, Tennessee, this 21st day of October, 2022.

Commission Expires: 4.15.25

Patricia L Hurtt
Notary Public

