WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/13/04 07:33 2pgs
Fees:13.00 Taxes:207.20

20040513-0055499

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Brothers, LLC.	Lawrence Brothers, LLC.	82-9-25
(NAME)	(NAME)	
1330 5th Ave., North	1330 5th Ave.,North	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Nancy Hardaway, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence Brothers, LLC* Bros, 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:

*A Tennessee Limited Liability Company

TRACT I

Land in Davidson County, Tennessee, being the southern one half of Lot No. 29 in the North Nashville Real Estate Company's Plan of lots, as of record in Book 21, page 105, at the R.O.D.C., Davidson County, Tennessee. Furthermore, fronting 25 feet on the east side of North Vine St.; more commonly known as 7th Avenue North; and runs back between parallel lines 175 feet more or less to an alley.

Being the same property conveyed to NANCY HARDAWAY, by deed of record in Book 6896, page 525, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 29 on the Plan of the North Nashville Real Estate Company's Properties, as of record in Book 21, page 105, Register's Office for said County.

Said part of said Lot No. 29 fronts 25 feet on the easterly side of 7th Avenue North, an runs back between lines, 176 feet on the northerly line and 175 feet 9 inches, more or less, on the southerly line to an alley, measuring 25 feet thereon.

Being the same property conveyed to NANCY HARDAWAY, by deed of record in Book 6901, page 818, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1320&1322 7th Avenue North, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 7th day of May, 2004.

Nancy Hardaway

Nancy Hardaway

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nancy Hardaway, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 2004.

Commission expires:



Notary Public