WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/05 08:51 2 pgs
Fees:13.00 Taxes:122.84

20050502-0048171

FILE BOX 19B
05-04-015-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of April, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
INTOWN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (NAME)	" NEW OWNER " (NAME)	81-8
1520 Graybar Lane (ADDRESS)	(ADDRESS)	417.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ELZA D. LEWIS, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **INTOWN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(PARCEL NO. 1)
LAND in Davidson County, Tennessee being parts of Lots Nos. 215, 217, & 219 on the North Nashville Real Estate Company's Plan of Lots as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Garfield, formerly Foster Street, 140 feet easterly from the easterly margin of 7th Avenue, North, formerly Vine Street; running thence northwardly and parallel with 7th Avenue North, 113 feet to a dead line; thence eastwardly with said line 35 feet to the westerly margin of an alley 113 feet to the northerly margin of Garfield Street; thence westwardly with the northerly margin of said street to the BEGINNING.

(PARCEL NO. 2)
LAND in Davidson County, Tennessee, being part of Lots Nos. 215, 217, & 219 on the North Nashville Real Estate Company's Plan of Lots as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Garfield, formerly Foster Street, 105 feet easterly from the easterly margin of 7th Avenue, North, formerly Vine Street; thence with the northerly margin of Garfield Street eastwardly 35 feet; thence at right angles northwardly 113 feet; thence westwardly 35 feet; thence southwardly 113 feet to the BEGINNING.

BEING the same property conveyed to ELIZA D. LEWIS, by Quitclaim Deed from ELIZA D. LEWIS, JR., recorded on January 8, 2004, of record in Instrument No. 20040108-0003554, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 608 & 610 Garfield Street, Nashville, TN, 37208.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 29th day of April, 2005.

Elza D Lewis

ELZA D. LEWIS

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of April, 2005.

My Commission Expires: 03/31/07

Notary Public

