RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP44294
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 File Box " 7 "

File No. 20050263

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/05 15:52 2 pgs
Fees:13.00 Taxes:140.60

20051122-0141336

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.
MY COMMISSION EXPIRES MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2005.

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Smith	New Owner	82-7-257.00
(NAME)	(NAME)	
1817 Jefferson Street		
(ADDRESS)	(ADDRESS)	
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, 226 Berry Street Trust, L&O Farms, LLC, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Smith, 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 Lot No. 122 on the map entitled Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 226 Berry Street Trust, L&O Farms, LLC, Trustee by deed from Emma Louis Smith and son, Nathaniel Smith, dated October 3, 2005, of record in Instrument No. 20051019-0126231, Register's Office, Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as 226 Berry Street, Nashville, TN 37207

(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 15th day of November, 2005.

226 Berry Street Trust, L&O Farms, LLC, Trustee

By: _____
Dan Lahr, Managing Member

File No. 20050263

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Lain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Member of L&O Farms, LLC, a Tennessee liability company, and that he as such Managing Member, as Trustee for the 226 berry Street Trust, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, as Trustee for the 226 Berry Street Trust, by the said Dan Lain as such Managing Member.

Witness my hand and official seal this 15th day of November, 2005.

Commission expires: October 7, 2009

Rachel Atkinson Notary Public

RACHEL ATKINSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

AFTER RECORDING RETURN TO: