WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/06 09:25 2 pgs
Fees:13.00 Taxes:240.50

20060413-0042352

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LGW Investments, LLC	LGW Investments, LLC	Map 83-1
(NAME)	(NAME)	
2200 Winder Circle	1110 N 14th Street	
(ADDRESS)	(ADDRESS)	Parcel 323
Franklin, Tennessee 37064	Nashville, TN 37206	
(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, Pauline Forkum and Charles E. Haynes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LGW Investments, LLC, 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:

Being the southerly 50 feet front and 47.7 feet rear of Lot. No. 5 on the Plan of Greenway, as show of record in Book 421, Page 110, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 5 fronts 50 feet on the westerly side of North 14th Street and runs back between lines 267.15 feet, more or less, on the northerly line and 268.5 feet on the southerly line along the northerly margin of an alley to another alley in the rear in which it measures 47.7 feet.

Being the same property conveyed to Pauilne Forkum and Charles E. Haynes by Deed from Louie G. Aregis and wife, Sally JoAnn Aregis, filed for record 6/29/67 in Record Book 4147, Page 670, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 421, Page 110, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1110 N 14th Street, Nashville, TN 37206
(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 our hands this 12th day of April, 2006.

Pauline Forkum

By: Charles E. Haynes Attorney in fact

Charles E. Haynes , attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of April, 2006, before me personally appeared Pauline Forkum by Charles E. Haynes as his/her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Pauline Forkum, and acknowledged that such person executed the same as the free act and deed of Pauline Forkum.

Witness our hands this 12th day of April, 2006.

Charles E. Haynes

Personally appeared before me, the undersigned, a Notary Public, Charles E. Haynes the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 12th day of April, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray Notary Public