BILL GARRETT, Davidson County
Trans:T20140030984 DEEDWARR
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20140506-0038294

ADDRESS NEW OWNERS and SEND TAX BILLS:

DAVID S. LAWSON PROPERTIES, LLC
809 Nix Pass
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
92 - 7 - 329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **WIRT L. PIPER and wife, SONYA S. PIPER,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **DAVID S. LAWSON PROPERTIES, LLC,** hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, descried as follows, to wit:

BEING parts of Lots Nos. 1, 2, 3, 4, and 5 on the Plan of Bostick's Subdivision of Lot No. 140 of the McNairy Mansion House Tract, of record in Book 21, Page 99, said Register's Office; part of Lot No. 17 on the Plan of Harding Lytle Tract, of record in Book 21, Page 102, said Register's office; and the southerly part of Lot 2 on the Plan of Fulcher's Subdivision of said Lot No. 17 of the Harding Lytle Tract, of record in Plan Book 1, Page 95, Chancery Court at Nashville, described as follows:

BEGINNING at the northeast corner of 19th Avenue North, formerly Walnut Street, and what was formerly a 20 foot alley (now in Nashville-Chattanooga & St. Louis Railway), said point being the southwest corner of the Lot conveyed to J. B. Ransom & Company by the widow and heirs of Martin Murphy, deceased, by deed of record in Book 148 Page 8, said Register's Office; running thence northwardly with the easterly margin of said Avenue 181 feet to the northwest corner of a Lot conveyed by Mary Wright to J. B. Ranson & Company by deed of record in Book 353, Page 284, said Register's Office; thence eastwardly with the north line of said Wright lot, it being the south line of Nashville Terminal Company's property, 112 feet to a point; thence northwardly with the old line between the Harding and McNairy property (it being the east line of said Nashville Terminal Company's property) 41 feet to a point in the south margin of said Nashville Terminal Company Railroad right-of-way; thence eastwardly with the south line of said right-of-way 8.5 feet to a point; thence southwardly 158 feet to the point where the east line of said Murphy lot crosses the south line of Lot No. 2 in Boatick's Subdivision of Lot No. 140 in McNairy's Mansion House Tract; thence southwardly, with the east line of said Murphy lot, 50 feet to the line of the former 20 foot alley, now the Nashville-Chattanooga & St. Louis Railroad; thence with the south line of the said Murphy lot and the Railway westwardly 153 feet to the beginning.

BEING the same property conveyed to Wirt L. Piper and wife, Sonya S. Piper, from Larry K. McCormick and Carole A. McCormick, by deed recorded January 31, 1994 in Book 9234, Page 439, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 706 19th Avenue North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 2nd day of May, 2014.

WIRT L. PIPER

SONYA S. PIPER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, WIRT L. PIPER and wife, SONYA S. PIPER, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2 day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $575,000.00.

AFFIANT

Subscribed to and sworn before me, this the 2 day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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