WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Midtown Holdings LLC, a Tennessee Limited Liability Company	Midtown Holdings LLC, a Tennessee Limited Liability Company	09211027800
(NAME)	(NAME)	
334 22nd Avenue North	330 22nd Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rodney D. Lawson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Midtown Holdings LLC, a Tennessee Limited Liability Company,** 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 Lot No. 141, part of Block No. 10, Division "B" on the plan of Murphy Land Co's Property, as of record in Book 161, Page 126, Register's Office for said County, described as follows:

Beginning at a point in the east line of 22nd Avenue North, formerly Felder Avenue, at a point 106 feet north of the northeast corner of said Avenue and Murphy Avenue; thence east 168 feet parallel with the Murphy Avenue to an alley; thence North 50 feet along said alley; thence West 168 feet parallel with Murphy Avenue; thence south along 22nd Avenue North to the beginning point, said land being 50 feet front on the east side of 22nd Avenue North, with a depth of 168 feet to an alley.

Being the same property conveyed to Warren G. Lawson, (also known as Warren G. Lawson, Sr.) and wife, Augusta Mai Lawson by deed from Herschel A. Graves, Jr. and wife, Barbara Miller Graves dated September 4, 1073 and recorded in Book 4743, Page 397, Register's Office for Davidson County, Tennessee. The said Augusta Mai Lawson died on August 6, 2012 survived by her husband Warren G. Lawson, Sr. who thereafter died intestate on August 20, 2013. The said Warren G. Lawson, Sr. was survived by his heirs at law, they being Rodney D. Lawson, Nichole Denise Lawson now known as Nicole Denise Lawson Henderson, Rhonda Michelle Lawson now known as Rhonda Michelle Greene, Warren George Lawson, III and Dante Christopher Lawson. See Affidavit of Heirship of record in Instrument No. 20160505-0044536, Register's Office for Davidson County, Tennessee. Being further conveyed to Rodney D. Lawson by Quitclaim deed from Nicole Denise Lawson now known as Nicole Denise Lawson Henderson, Rhonda Michelle Lawson now known as Rhonda Michelle Greene, Warren George Lawson, III and Dante Christopher Lawson of record in Instrument No. 20160505-0044537, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 334 22nd Avenue North, Nashville, TN 37203
(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.

BILL GARRETT, Davidson County
Trans:T20160037430 DEEDWARR
Recvd: 05/05/16 11:10 2 pgs
Fees:13.00 Taxes:2590.00



20160505-0044538

Witness my/our hands this 29th day of April, 2016.

Rodney D. Lawson

State of Tennessee
County of Davidson

Personally appeared before me Rodney D. Lawson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No. 16-midtown

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN