WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160101551 DEEDWARR
Recvd: 11/17/16 08:49 2 pgs
Fees:13.00 Taxes:1202.50

20161117-0121101

COURTNEY LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 2-29-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LS Properties, LLC	LS Properties, LLC	09106020100
(NAME)	(NAME)	
20 Acadia	20 Acadia	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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, Bobbie Sue Hastings, Connie Lynn Hughes and Cynthia Ann Henry all as Co-Trustees of the **Bobbie Sue Hastings Qualified Marital Trust created under the Last Will and Testament of Frank L. Hastings,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LS Properties, 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:

Tract 1:
Land in Davidson County, Tennessee, being the Westerly 13.6 feet of Lot No. 1419 and all of Lots Nos. 1421 and 1423 of Block No. 41 Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee. According to a survey made by Hickerson and Miller, Engineers, January 24, 1955. Said part of Lot 1419 and all of Lots Nos. 1421,1423 adjoin and front together 73.6 feet on the Northerly side of Pennsylvania Avenue and runs back between parallel lines with the easterly margin 56 Avenue North, formerly 15th Street 88 feet to a dead line , this being a part of the same property conveyed by deed from Allen G. Gilliam and wife, Annie Mai Gilliam, to the said J. M. Elliot and wife, Myrtle Elliot, see deed of record in Book 2484, Page 297, of the Register's Office for Davidson County, Tennessee, and according to a survey made by Hickerson and Miller Engineers, dated January 24, 1955.

Tract 2:
Land in Davidson County, Tennessee, being the westerly part or 13.6 feet of Lot 1419. Lots Nos. 1421 and 1423 of Block No. 41 Plan 2 of West Nashville, as of record in Book 57, Page 172, Registers Office for Davidson County, Tennessee, said part of Lot 1419, and Lots 1421- 1423 adjoin and together front on a dead line which is the Northerly line of real estate owned by the said Ed Hargrove and wife Patricia Hargrove as descried in deed to them which deed is of record Book 2492, Page 88 said Register's Office, and runs back between lines 62 feet Northerly to an alley.

Being the same property conveyed to Bobbie Sue Hastings, Connie Lynn Hughes, and Cynthia Ann Henry, Co-Trustees of the Bonnie Sue Hastings Qualified Marital Trust created under the Last Will and Testament of Frank L. Hastings by Quitclaim Deed from Bobby Sue Hastings Personal Representative of the Estate of Frank L. Hastings recorded on February 3, 2012, of record in Instrument No. 20120203-0009916, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 5512 Pennsylvania Ave., Nashville, TN 37209
1506 56th Ave. North, Nashville, TN 37209
(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/our hands this 16th day of November, 2016.

BB B.S.H.
BONNIE SUE HASTINGS QUALIFIED MARITAL TRUST
CREATED UNDER THE LAST WILL AND TESTAMENT
OF FRANK L. HASTINGS

Bobbie Sue Hastings
Co-Trustee

Connie Lynn Hughes
Co-Trustee

Cynthia Ann Henry
Co-Trustee

State of Tennessee
County of ~~Davidson~~ Sumner (TO)

Personally appeared before me, a notary public in and for the state and county aforementioned, Bobbie Sue Hastings, Connie Lynn Hughes, and Cynthia Ann Henry with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Co-Trustee, Co-Trustee, and Co-Trustee of Bobbie Sue Hastings Qualified Marital Trust created under the Last Will and Testament of Frank L. Hastings and that they as such Co-Trustee, Co-Trustee, and Co-Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Co-Trustee, Co-Trustee, and Co-Trustee

WITNESS my hand and seal this ~~16th~~ 14th day of November, 2016.

Notary Public
My Commission Expires: 12-17-2018

TOMMY OLDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 11704