WARRANTY DEED

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 0, 2021

BILL GARRETT, Davidson County
Trans:T20170048327 DEEDWARR
Recvd: 06/07/17 08:58 2 pgs
Fees:13.00 Taxes:638.25
20170607-0056799

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H & L Enterprises, LLC	H & L Enterprises, LLC	
(NAME)	(NAME)	
2142 Burns St.	2418 Felts Ave	072-11-241.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37204	
(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, **LADEVIA ANN DAVIS, UNMARRIED AND RAMONA HARDING, UNMARRIED AND ETHEL L. LANDRUM, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H & L ENTERPRISES, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 73 on the plan of W. J. Myers' Subdivision of certain lots in Maxey's Addition to Brownsville, as of record in Book 332, Page 66, Register's Office for said County.

Said Lot 73 fronts 50 feet on the Westerly side of Burns Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Buford E. Harding and wife, Lucy Harding by Warranty Deed from Wynona Harding and Elease Birden, recorded on the 4th day of October, 1954 in Deed Book 2300, Page 167, in the Register's Office of Davidson County, Tennessee. Buford E. Harding died on September 28, 1989, leaving Lucy Harding a/k/a Lucy Mae Harding as sole surviving Tenant by the Entirety. Lucy Mae Harding died on March 11, 2006. LaDevia Ann Davis, Ramona Harding fka Ramona Harding Johnson and Ethel L. Landrum are the devisees under the Will of Buford E. Harding and Lucy Mae Harding, probated under Docket No. 15P1963, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved x
This is improved _ property, known as 2142 Burns St., Nashville, TN 37216
(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 5 day of June, 2017

LADEVIA ANN DAVIS

RAMONA HARDING

ETHEL L. LANDRUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LaDevia Ann Davis, Ramona Harding, and Ethel L. Landrum, the bargainor, 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 and official seal at Nashville, Tennessee this 5 day of June, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public