WARRANTY DEED

Bill Garrett Davidson County
Batch# 59591 DEEDWARR
02/15/2018 03:24:32 PM 2 pgs
Fees: $13.00 Taxes: $314.50

20180215-0015058

O-VRES-18-713

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lynwood Ventures, LLC	**New Owner**	
(NAME)	(NAME)	
115 Lynwood Terrace		**092-06-0-526.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELOUISE JOHNSON (F/K/A ELOUISE DANTZLER), A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYNWOOD VENTURES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Roth's Subdivision of Lot No. 22, Boyd McNairy's Addition of Nashville, of record in Plat Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 50 feet on the West side of 27th Avenue North and runs back between parallel lines 116 feet to an alley.

Being the same property conveyed to Elouise Dantzler by Warranty Deed from Billy Clyde Nelson, et ux., Edith T. Nelson, of record in Book 5811, page 359, Register's Office for Davidson County, Tennessee, dated October 26, 1981 and recorded on October 27, 1981. The said Elouise Dantzler having since married and widowed and is now known as Elouise Johnson.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee;

This is **unimproved** property known as: **713 Lena Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their successors and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their successors 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 hand(s) this the 12th DAY OF FEBRUARY, 2018.

Elouise Johnson by Cheneta Gant Dillard

Elouise Johnson (f/k/a Elouise Dantzler) by Cheneta Gant Dillard,
Attorney In Fact

SPECIFIC POWER OF ATTORNEY RECORDED IN INSTRUMENT NUMBER 20171219-0129315.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheneta Gant Dillard, 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 ELOUISE JOHNSON, and who acknowledged he/she/they executed the same as the free act and deed of the said ELOUISE JOHNSON.

Witness my hand and official seal, this the 12th of February, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212