WARRANTY DEED

Bill Garrett Davidson County
Batch# 83001 **DEEDWARR**
04/20/2018 09:11:18 AM 2 pgs
Fees: $13.00 Taxes: $898.36

20180420-0037249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hip City Homes, LLC	Hip City Homes, LLC	092 13 0 051.00
(NAME)	(NAME)	
3722 Park Ave	833 Russell Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Two Thousand Eight Hundred And No/100 Dollars ($242,800.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Larry Jackson, a single man, and Lewis J. Lawrence, Jr., a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hip City Homes, 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:

Land in Davidson County, Tennessee, being Lot No. 11, of Block 8 on the Plan of the Charlotte Park No. 2 Addition to West Nashville, as of record in Book 57, Page 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the northerly margin of Park Avenue (formerly "1st" Avenue) and extends back between parallel lines 150 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Frank Norman Simpson and wife, Bernice C. Simpson by Warranty Deed from R. B. Patterson and wife, Cillamay M. Patterson dated December 11, 1969 and recorded December 15, 1969 in Book 4386, Page 705, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bernice C. Simpson, an unmarried widow, and Augustine E. Harney, as tenants in common with the right of survivorship by Quit Claim Deed from Rollie L. Woodall, Trustee dated March 25, 1991 and recorded March 26, 1991 in Book 8316, Page 207, in said Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

File Number: GRN-182400SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-WG-18-3722

Further, being the same property conveyed to Bernice C. Simpson, a widow by Quit Claim Deed from Augustine E. Harney et vir., Huelon Joe Louis Harney dated April 18, 1991 and recorded April 23, 1991 in Book 8335, Page 841, in said Register's Office for Davidson County, Tennessee. *The said Bernice C. Simpson having died testate on December 1, 2008 and per her Last Will and Testament, which was probated in Case No. 09P1585, in the Probate Court for Davidson County, Tennessee, she did bequest the herein described real property to Larry Jackson and Lewis J. Lawrence, Jr.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3722 Park Ave, Nashville, TN 37209

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, has 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 our hands this 17th day of April, 2018.

devisee
Larry Jackson, devisee of the Last Will and Testament of Bernice C. Simpson

devisee
Lewis J. Lawrence, Jr., devisee of the Last Will and Testament of Bernice C. Simpson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Larry Jackson and Lewis J. Lawrence, Jr., devisees of the Last Will and Testament of Bernice C. Simpson, , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

File Number: GRN-182400SSO

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020