Bill Garrett Davidson County
Batch# 117126 DEEDWARR
07/17/2018 02:55:35 PM 2 pgs
Fees: $13.00 Taxes: $899.10
20180717-0069568

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $243,000.00. Affiant Subscribed and sworn to before me, this the 13th day of July, 2018. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Donna L. Smith, Trustee of the Donna L. Smith 2007 Revocable Trust		
658 Mandana Blvd	New Owner	091-16-0-086.00
Oakland, CA 94610		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LOMBARDY PARTNERS, LLC, A TENNESSEE LIMITED LIABIALITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONNA L. SMITH, TRUSTEE OF THE DONNA L. SMITH 2007 REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the South 50 feet of Lot No. 512 and the South 50 feet of the Westerly 10 feet of Lot No. 510, on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, described in accordance with a survey and plat by Hickerson-Miller, Engineers, Surveyors, dated October 26,1955, as follows:

Beginning at an iron pin in the East margin of 47th Avenue North, said pin being located 130 feet South of the Southeast intersection of the margin of Elkins Avenue and 47th Avenue North; running North 84 deg. East 70 feet to an iron pin; thence South 6 deg. East 50 feet to an iron pin located in the North margin of an alley; thence South 84 deg. West 70 feet with the North margin of an alley to an iron pin located in the East margin of 47th Avenue North; thence North 5 deg. West 50 feet with the East margin of 47th Avenue North to an iron pin and the point of beginning.

Being the same property conveyed to Christopher M. O'Neill, unmarried by Warranty Deed from William Christie, unmarried of record in Instrument No. 20070618-0072513 Register's Office for Davidson County, Tennessee, dated June 14, 2007 and recorded on June 18, 2007.

Being the same property conveyed to Lombardy Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Christopher M. O'Neill, unmarried of record in Instrument No. 20171002-0100400 Register's Office for Davidson County, Tennessee, dated September 28, 2017 and recorded on October 02, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 306 47th Ave. North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of July, 2018.

Lombardy Partners, LLC

BY:_____
Jim W. Jacobs, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jim W. Jacobs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Lombardy Partners, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022