Bill Garrett Davidson County
Batch# 123257 DEEDWARR
08/01/2018 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20180801-0074909

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

MST 2018-1055

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P Lynch, Trustee and Doralee Lynch, Trustee of the John and Doralee Lynch Revocable Trust	New Owner	072-13-0-422.00
(NAME) 31835 469th Ave	(NAME)	
(ADDRESS) Burbank, SD 57010	(ADDRESS)	
(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, **Houdini Holdings, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P Lynch, Trustee and Doralee Lynch, Trustee of the John and Doralee Lynch Revocable Trust,** 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 the East part of Lot No. 12 on the Plan of Eastland Baptist Church Subdivision of Blocks B and C of Young Wilhoite's Plan of the Douglas Property of record in Plat Book 421, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the South margin of Douglas Avenue at the corner of Lots No. 12 and 13; thence with the line between said Lots Southerly 88 feet 6 inches to the Northerly margin of said alley Westerly 64 feet more or less to the Easterly line of Gallatin Road as widened, being the Easterly line of a strip of 8 feet of ground conveyed to the City of Nashville by deed from H. E. Waller and wife, of record in Book 1021, Page 373, Register's Office for Davidson County, Tennessee; thence along the Easterly line of Gallatin Road as widened and along the Easterly line of said 8-foot strip Northerly 72 feet more or less to the south margin of Douglas Avenue, thence with the margin of the same Easterly 61 feet 6 inches more or less to the point of beginning.

Being the same property conveyed to Houdini Holdings, LLC by Warranty deed from Monte Poe, as Successor Trustee of the Airborne Trust II, U/T/A April 8, 2015 of record in Instrument No. 20160720-0074919 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 20, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable,. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan

of record in Plat Book 421, Page 155, Register's Office for Davidson County, Tennessee. Perpetual Easement of record in Book 1021, Page 373, in the Register's Office for Davidson County, Tennessee.

This property, known as 1100 Douglas Ave, Nashville, TN 37206
(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 hand(s) this 31st DAY OF July, 2018.

Houdini Holdings, LLC

BY: _____

James M Robertson, Member

BY: The Solomon Group, Inc, Its Member

By: _____

Robert C Harris, III, President of The Solomon Group

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, James M Robertson, with whom I am personally acquainted (or proved to me on this basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be a Member of Houdini Holdings, LLC, the within named bargainor a limited liability company, and he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as such authorized officer..
Witness my hand and seal, at Office this 31st day of July 2018.

_____
Notary Public My Commission Expires: 7-11-2020

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-11-2020

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Robert C Harris III, with whom I am personally acquainted (or proved to me on this basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of The Solomon Group, Inc. the within named bargainor a Tennessee corporation, which is a Member of Houdini Holdings, LLC, and he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such authorized officer of said corporation which is a member of said LLC.
Witness my hand and seal, at Office this 31st day of July 2018.

_____
Notary Public My Commission Expires: 7-11-2020

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-11-2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

