WARRANTY DEED

Bill Garrett Davidson County
Batch# 123341 DEEDWARR
08/01/2018 10:59:39 AM 2 pgs
Fees: $13.00 Taxes: $19,887.50

20180801-0075057

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 11/11/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alton Ross Jr.	New Owner	093-06-3-106.00
(NAME)	(NAME)	
425 Broadway		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James A. Lewis, Hilda Lewis, and Ginger Lewis, Successor Trustee of The Ginger Lewis Broadway Property Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alton Ross Jr.,** 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 part of Lot No. 41 on the First Plan of Division Academy Lots, not of record, described as follows: Begining on the southerly margin of Broadway, formerly Broad Street, 60 feet 11 inches east of the easterly margin of 5th Avenue South, formerly Summer Street, being J.W. McClellan and wife's northeast corner, thence with the southerly margin of Broadway, eastwardly 30 feet 1 1/2 inches to the northwest corner of another part of said lot owned by said McClellan and wife; thence with their westerly line, southwardly 90 feet to the northerly margin of an alley; thence with said alley, westwardly 29 feet 4 1/2 inches to the easterly line of McClellan's first mentioned lot; thence with said line, northwardly 90 feet to the begining.

Being the same property conveyed to James A. Lewis and wife, Hilda M. Lewis, by Warranty Deed from Jacqueline T. Husband, recorded on July 24, 1987, of record in Book 7306, Page 268, Register's Office for Davidson County, Tennessee. Being the same property further conveyed to James Bryan Lewis, Trustee under that certain agreement establishing the Ginger Lewis Broadway Property Trust under agreement dated 01-01-2011, by Quitclaim Deed recorded on April 18, 2011, of record in Instrument No. 20110418-0029532, Register's Office of Davidson County, Tennessee. Being the same property further conveyed to Ginger Lewis, Successor Trustee under that certain agreement establishing the Ginger Lewis Broadway Property Trust under agreement dated 1-1-2011 as to an 80% Interest, and James A Lewis and wife, Hilda M. Lewis as to a 20% interest. , by Quitclaim Deed from James Bryan Lewis, Successor Trustee under that certain agreemtn establishing the Ginger Lewis Broadway Property Trust under agreement dated 1-1-2011 recorded on March 22, 2018, of record in Instrument No. 20180322-0027231, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 425 Broadway, Nashville, TN 37203
(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 hands this 25th day of July, 2018.

James A. Lewis

Hilda Lewis

THE GINGER LEWIS BROADWAY PROPERTY TRUST

Ginger Lewis
Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me **James A. Lewis and Hilda Lewis**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2018.

Notary Public J. Trent Lehman
My Commission Expires: 11/14/21

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Ginger Lewis**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the **Successor Trustee** of **The Ginger Lewis Broadway Property Trust** and that she as such **Successor Trustee** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as **Successor Trustee**.

WITNESS my hand and seal this 25th day of July, 2018.

Notary Public J. Trent Lehman
My Commission Expires: 11/14/21

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: 12993