Bill Garrett Davidson County
Batch# 128425 DEEDWARR
08/13/2018 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20180813-0079860

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1389TN-HUD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of August, 2018.

Notary Public
Commission Expiration:

CARRIE ANN PORTER NOTARY PUBLIC STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Paradise Properties Plus, LLC and Steve Lurie 401 S. Mt. Juliet Road Ste 235 Mt. Juliet, TN 37122	SAME AS NEW OWNER	04415003600

WARRANTY DEED

FOR AND IN 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, **Joyce Ann Gentry, Carol Jean Gregory, Deborah Lynn Lawson and James R. Lawson, Jr., Devisees of the Last Will and Testament of James R. Lawson**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paradise Properties Plus, LLC as to an undivided 75% interest and Steve Lurie as to an undivided 25% interest**, 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:

Property known as 701 Hadley Ave Old Hickory, TN 37138, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 128, on the Plan of Section "A" Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Hadley Avenue, the common corner of Lot Nos 128 and 129; thence easterly with the line between said two lots, 105.4 feet to a point; thence northerly with the line between Lot Nos. 122 and 128, 82.8 feet to a point in the southerly margin of Donelson Avenue; thence westerly with the margin of the same 95.6 feet to the beginning of a curve; thence around said curve in a southwesterly direction 15.7 feet to a point in the easterly margin of said Hadley Avenue; thence southerly with the margin of the same 72.8 feet to the point of beginning.

Being the same property conveyed to James R. Lawson and wife, Theresa T. Lawson by deed from Eugene E. Davis and wife, Lucille W. Davis dated 9/4/1958, recorded 9/4/1958, filed of record in Book 2803, Page 167, said Register's Office. Theresa T. Lawson having since died, leaving James R. Lawson as surviving tenant. James R. Lawson died on 5/1/2014. Pursuant to his Last Will and Testament, Docket/Case No. 14P1575, Probate Court for Davidson County, Tennessee at Nashville, property was devised to Joyce Ann Gentry, Carol Jean Gregory, Deborah Lynn Lawson and James R. Lawson, Jr.

See attached Exhibit "A" Last Will and Testament of James R. Lawson.

Tax Map and Parcel ID is as follows 04415003600

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 701 Hadley Ave, Old Hickory, TN 37138

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 unemcumbered, 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 hand this 3rd day of August, 2018.

Joyce Ann Gentry, Devisee of the Last Will and Testament of James R. Lawson

Carol Jean Gregory, Devisee of the Last Will and Testament of James R. Lawson

Deborah Lynn Lawson, Devisee of the Last Will and Testament of James R. Lawson

James R. Lawson, Jr., Devisee of the Last Will and Testament of James R. Lawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2018, before me personally appeared **Joyce Ann Gentry, Carol Jean Gregory, Deborah Lynn Lawson and James R. Lawson, Jr., Devisees of the Last Will and Testament of James R. Lawson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of August, 2018.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-20-18

LTE File No.: 18-1389TN-HUD

Exhibit "A"

Last Will and Testament

Of
James R.. Lawson

I, James R. Lawson of 701 Hadley St, Old Hickory, Davidson County, Tennessee Being of sound mind and disposing memory and realizing the uncertainty of Life, do hereby make, publish and declare this my Last Will and Testament, Hereby revoking all wills and codicils thereto by me at any time heretofore made And with the intention of disposing of my entire estate.

Item 1: I direct that all my just debts and funeral expenses be paid from my estate.

Item II: I give, devise and bequeath all property of which I own or have the right To dispose of at my decease and which remains after payment of my just debts And funeral expenses, of what ever kind, character and description, real, Personal, intangible and mixed, and wherever situated to my wife, Theresa Lawson. In the event that Theresa does not survive all is to be divided equally to My four children, Joyce Ann Gentry, Carol Jean Gregory, Deborah Lynn Lawson and James R. Lawson, Jr.

Item III: I nominate and appoint my daughter, Joyce Gentry, Executrix of this My Last Will and Testament, and I authorize her to do any and all things which In her sole discretion are necessary to complete the administration and Settlement of my estate and I request that she be permitted to serve without Bond.

In Testimony whereof, I have hereunto set my signature to this my Last Will and Testament, consisting of only this one page, on the 26 day of September, 2000.

James R Lawson
James R. Lawson

Signed by the said Theresa T. Lawson, as for her last Will and Testament, consisting Of only this one page, in the presence of the undersigned, who at his request and in his Sight and presence and in the sight and presence of each other, have subscribed our Names as attesting witnesses on the day and date above written.

Ann H. Bybee
9-26-00
Tommy Ochsental 9-26-000

201808130079860

True Copy Certification

I, **Chasity Petty**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: 3/31/2020

