ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
C & D Rental Properties, LLC 3224 Lane Franklin, TN 37064	New Owner	Map 092-05-0 Parcel 124.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination		

SPECIAL WARRANTY D E E D

Know all persons by these presents, I, Peggy Mathes, Trustee of the Columbus Lewis, Sr. Testamentary Trust and Peggy Mathes, Administrator of the Estate of Columbus Lewis, Sr. (hereafter referred to as the "Grantors"), do hereby transfer and convey by order of the Seventh Civil Court of Davidson County, Tennessee, Probate Division, Docket No. 04P-1123 unto C & D Rental Properties, LLC (hereafter referred to as the "Grantee"), all of Grantor's interest in the following described tract of real estate, located in Davidson County, TN:

> A certain tract or parcel of land located in Nashville, Davidson County, Tennessee and described as follows:
>
> Being a part of the easterly half of Lot No. 42 on the Map of Midway as of record in record in Book 421, page 11, Register's Office of Davidson County, Tennessee, and described as follows:
>
> Beginning on the west margin of Killarney Street, now 33rd Avenue, North, 100 feet north of the intersection of Clare Street; thence with the westerly margin of 33rd Avenue, North, 50 feet to a point; thence at right angles westerly 150 feet to an alley; thence in a southerly direction with the easterly margin of said alley, 50 feet to a point; thence at right angles easterly 150 feet to the beginning point on 33rd Avenue, North.

Being the same property conveyed to C & D Rental Properties, LLC by Warranty Deed from Columbus Lewis Jr. of record in Instrument 20100305-0017204 Register's Office of Davidson County Tennessee. Also being the same property conveyed to The trustee of the Columbus Lewis, Sr. Testamentary Trust by Order of the Seventh Circuit Court of Davidson County, Tennessee, in case No. O4P1123 entered on June 20, 2018. This conveyance is being made to carry out the order of the Court which requires the Grantor to convey good and marketable title to the above- described real property to the Grantee.

Karen Y Johnson Davidson County
Batch# 137643 **DEEDWARRSP**
09/06/2018 02:23:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180906-0088448

Grantor, Peggy Mathes, Administrator of the Estate of Columbus Lewis, Sr. enters into this instrument for the purpose of conveying any and all interest in the estate, or she in her capacity as Administrator, may have in subject property.

This is improved real property commonly known as 929 33rd Ave. North, Nashville, TN 37209

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 29th day of August, 2018.
(
(
(
(My Commission Expires: May 7, 2021
(

Peggy Mathes
Affiant

ROBERT W. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 7, 2021

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land and has a good right to convey it.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns as against all persons claiming by, through or under Grantors, but no further or otherwise.

IN WITNESS WHEREOF, the Grantors have caused this Special Warranty Deed to be executed this 29th day of August, 2018.

COLUMBUS LEWIS, SR.
TESTAMENTARY TRUST

By: Peggy D Mathes
PEGGY MATHES, TRUSTEE

ESTATE OF COLUMBUS LEWIS, SR.

By: Peggy D Mathes
PEGGY MATHES, ADMINISTRATOR

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Peggy Mathes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Peggy Mathes, Trustee of the Testamentary Trust of Columbus Lewis, Sr. and as such Trustee acknowledged that she is authorized to execute the foregoing instrument on behalf of the Testamentary Trust of Columbus Lewis, Sr., the within named bargainor, a trust, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and seal, at office in Nashville this 7 day of August, 2018.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 7, 2021

My Commission Expires: May 7, 2021

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Peggy Mathes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Peggy Mathes, Administrator of the Estate of Columbus Lewis, Sr. and as such Administrator acknowledged that she is authorized to execute the foregoing instrument on behalf of the The Estate of Columbus Lewis, Sr., the within named bargainor, a trust, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as Administrator.

Witness my hand and seal, at office in Nashville this 7 day of August, 2018.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 7, 2021

My Commission Expires: May 7, 2021