This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Y Johnson Davidson County
Batch# 145521 DEEDWARR
09/26/2018 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20180926-0095384

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DOROTHY PULLEY LEWIS and WILLIAM NEAL, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERLANGER INVESTMENTS ONE, LLP,** HEREINAFTER CALLED THE GRANTEE, IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT #11, OF BLOCK "E", ON THE PLAN OF EAST-VIEW SUBDIVISION OF THE SCHWAB PROPERTY, AS OF RECORD IN BOOK 547, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT #11 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LUCILE AVENUE AND RUNS BACK 220 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 22 FEET, MORE OR LESS, ON THE EASTERLY LINE TO A DEAD LINE MEASURING 50 FEET, MORE OR LESS, THEREON.

THIS BEING THE SAME PROPERTY VESTED IN DOROTHY PULLEY LEWIS, BY FINAL DECREE FROM DONALD GRAY LEWIS, DATED MARCH 26, 1970, OF RECORD IN BOOK 4490, PAGE 134, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WILLIAM NEAL, SPOUSE OF THE GRANTOR HEREIN JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY HIS/HER INTEREST IN THE SUBJECT PROPERTY.

This is improved property, known as 11 LUCILE ST, NASHVILLE, TN, 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, it's heirs, successors, and

assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 19th day of September, 2018.

Dorothy Pulley Lewis by Donna Ochoa attorney in fact
DOROTHY PULLEY LEWIS BY: DONNA OCHOA, ATTORNEY-IN-FACT

William Neal by Donna Ochoa attorney in fact
WILLIAM NEAL BY: DONNA OCHOA, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DONNA OCHOA, ATTORNEY-IN-FACT ON BEHALF OF DOROTHY PULLEY LEWIS and WILLIAM NEAL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 19th day of September, 2018.

NOTARY PUBLIC
My commission expires: 1-12-2021

LAURIE A. FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 272,000.

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2018.

NOTARY PUBLIC
My commission expires: October 7, 2019

OLIVIA WAGGONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Address New Owner(s) as follows:
ERLANGER INVESTMENTS ONE, LLP
11205 Lebanon Rd, Unit 260
Mount Juliet, TN 37122

Send Tax Bills To:
New Owners

Map and Parcel Number(s): 071 14 0 293.00

True Copy Certification

I, Elizabeth Preston, 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 Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020