WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/13/22 (AFFIX SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

A-KW-18-700

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel Newman	**New Owner**	
(NAME) **700 Hart Avenue**	(NAME)	**82-8-227.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TOMAHAWK PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND LINCOLN MANAGEMENT & INVESTMENT SERVICES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL NEWMAN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 45 feet of Lot No. 15 on the Plan of McNish's Subdivision of the J. W. McFerrin 6-1/4 acre Tract in East Nashville, of record in Plat Book 57, Page 129, Registers Office for said County.

Said part of Lot No. 15 fronts 45 feet on the Westerly side of Hart Avenue and runs back between parallel lines, with the Northerly margin of Mansfield Avenue 170 feet to an alley.

Being the same property conveyed to Tomahawk Properties LLC, a Tennessee Limited Liability Company and Lincoln Management & Investment Services LLC, by Quitclaim Deed from Tomahawk Properties LLC, a Tennessee Limited Liability Company, recorded December 27, 2017 in Instrument No. 20171227-0130901, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tomahawk Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Erika Williams, a married woman, recorded October 17, 2017 in Instrument No. 20171017-0106271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 Hart Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Y Johnson Davidson County
Batch# 146545 DEEDWARR
09/28/2018 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20180928-0096574

Witness my/our hand(s) this the 27th DAY OF SEPTEMBER, 2018.

Tomahawk Properties LLC, a Tennessee Limited Liability Company

BY: _____
Tom Wiser
Sole Member

Lincoln Management & Investment Services LLC, A Tennessee Limited Liability Company

BY: _____
Jason R. Lincoln
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM WISER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TOMAHAWK PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of September, 2018.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON R. LINCOLN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of LINCOLN MANAGEMENT & INVESTMENT SERVICES LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of September, 2018.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jamie Ivey, 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 therewith 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, Emily Jones, a notary public for this county and state, Jamie Ivey, 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: 05/31/2022

