WARRANTY DEED

Karen Johnson Davidson County
Batch# 183822 DEEDWARR
01/15/2019 09:33:40 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190115-0003991

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
3LS Properties	3LS Properties, Inc	134-14-0-007.00
(NAME)	(NAME)	
347 Luna Drive	301 S Perimeter Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, I, **Judy Ann Cothran,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **3LS Properties,Inc., a Tennessee Corporation,** 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 Lot No. 68 on the plan of Luna Heights, Section three, as of record i book 2900, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 152.0 feet on the southwesterly side of Luna Drive and extends back 225.4 feet on the northwesterly line and 295.9 feet on the southeasterly line to a dead line in the rear which is a broken line, measuring 170.5 feet thereon, 34.8 os said rear line fronting on the interstate highway.

Being a part of the same property conveyed to Judy Ann Cothran by deed from M. Lee Barrett, Jr., Successor Trustee of the Barrett Joint Revocable Trust Agreement U/A/D May 30, 1996, dated June 12, 2013 and filed for record September 11, 2013 as Instrument No. 20130911-0096040 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 347 Luna Drive, Nashville, TN 37211
(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 11th day of January, 2018.

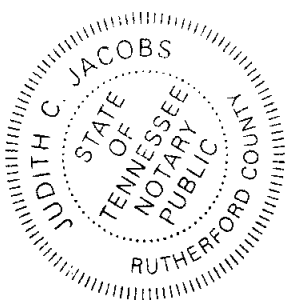
Judy Ann Cothran

State of Tennessee
County of Davidson

Personally appeared before me Judy Ann Cothran, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of January, 2018.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20



File No.: 201901004