This Instrument Prepared By:
Manson Johnson Conner, PLLC
215 2nd Ave North
Suite 300
Nashville, TN 37201

Map & Parcel: 105-01-0-089.00

New Owner Address and
Mail Tax Bills to:
Treglown Patton Warner
4407 Hunt Place
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 190683 DEEDWARR
02/01/2019 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20190201-0009738

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of January, 2019, by and between S.L. Lampkin, IV M.D., party of the first part, and Treglown Patton Warner party of the second part, that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 1, 6 & 7 on the subdivision of certain lots in the Boyd Ament Tract, as of record in Book 21, page 83, Register's Office for said County.

Said Lots Nos. 1, 6, & 7 front together 150 feet on the westerly side of 12th Avenue South and run back 171 feet on the northerly line, with the southerly margin of South Street, and 166 1/2 feet on the southerly line, to a dead line, measuring 150 feet thereon.

Included in the above description but specifically excluded from this conveyance is the following property:

Being part of Lot No. 1 on the Boyd Ament Plan, as of record in Book 21, page 83, Register's Office for said County, described as follows:

Beginning at a point, said point being located on the southwest corner of South Street and 12th Avenue South; thence along the southerly margin of South Street, a distance of 171 feet, more or less, to a point located on Alley No. 428; thence along the easterly margin of said Alley, a distance of 30 feet, more or less, to a point; thence along a curve defined by a radius of 25 feet in a southeasterly direction, a distance of 39.2 feet, more or less, to a point located on the westerly margin of 12th Avenue South; thence along said margin in a northerly direction a distance of 58 feet, more or less, to the point of beginning, and containing 5,250 square feet, more or less.

Being the same property conveyed to S.L. Lampkin, IV, MD, by deed dated December 22, 1989 from Rufus Calvin Marable and wife, Fredonia H. Marable of record in Book 8014, page 126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of record as Book 21, Page 83, Register's Office for Davidson County, Tennessee and an agreement if favor of the City of Nashville of record in Book 2146, Page 167, Register's Office for Davidson County, Tennessee. Taxes for the year 2019 and subsequent years, a lien, but not yet due and payable.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever. The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

S. L. Lampkin, IV MD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared S.L. Lampkin IV, M.D. with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office this 31st day of January, 2019.

Notary Public

My commission expires 05-03-2021

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

I, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31 day of January, 2019.

Notary Public

My commission expires

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

