THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180716880

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 213522 DEEDWARR
04/03/2019 11:57:51 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20190403-0030278

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tony Pearson 2224 Crestline Drive Nashville, TN 37214	New Owner	Tax Parcel ID No. 095-04-055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Litsey Building Partners, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tony Pearson, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being known as Lot No. 5 on the Map of Joel S. Boyd's Subdivision, not of record, as shown on plan made by John M. Sullivan, County Surveyor, April 4, 1949, and described according to said plan, as follows:

Beginning at a point in the center line of Lebanon Road at the common corner of Lots 5 and 6; thence with the center of said Road, South 81 deg. 32' West, 52.3 feet to the corner of Lot No. 4, being the Northeast corner of the land conveyed to Charles L. Miller and wife, by deed of record in Book 1915, Page 603, Register's Office; thence with the line between said lots, and along Miller's Easterly line, South 7 deg. 01' East, 260.2 feet to a fence line in the South line of a 20 foot alley; thence with said fence, North 81 deg. 20' East, 49.8 feet to the corner of Lots 5 and 6; thence with said fence, North 6 deg. 23' West, 260.3 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Bonnie Hobbs, Deborah Butler, Jordan Franklin Litsey, Jr., as devisees under the Last Will and Testament of Peggy Y. Litsey, deceased to Litsey Building Partners, a Tennessee General Partnership as recorded on the 10th day of September, 2008 in Instrument No. 20080910-0092702; Last Will and Testament of Peggy Y. Litsey recorded in Instrument No. 20070508-0055205 and Warranty Deed from Mrs. Fred Baker (now Marie Baker Tanner) to Jordan F. Litsey and wife, Peggy P. Litsey as recorded on the 7th day of January, 1965 in Deed Book 3848, Page 614, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Easement for Private Road/Alley, recorded in Book 1781, Page 274, Book 2275, Page 235 and Book 2275, Page 251.
Easement for Sewer/Storm Drainage, recorded in Book 4278, Page 85.
No current leases found, please verify

This is improved property located at 2605 Lebanon Pike Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2019.

Litsey Building Partners

BY: _____
Drew Hobbs, Partner

BY: _____
Bonnie L. Hobbs, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Drew Hobbs and Bonnie L. Hobbs, with whom I am personally acquainted, and who acknowledged themselves to be the Partners of Litsey Building Partners, a Tennessee general partnership, the within named bargainer, and that they as such Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Partners.

Witness my hand, at office, this 1st day of April, 2019.

_____
Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021