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

CRT File No. 190319669

Karen Johnson Davidson County
Batch# 217048 **DEEDWARR**
04/12/2019 11:18:36 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190412-0033605

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2019.

Notary Public
My Commission Expires

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
LBP, LLC 1304 Stratford Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072-03-0-073.00

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, **Douglas Reeves, II and Kathryn Reeves, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LBP, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly half of Lot 244, as shown on the map entitled Inglewood Place, of record in Plat Book 332, page 101, (erroneously shown as page 10 on previous deeds) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 244 fronts 50 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to the north side of Lot 210.

Being the same property conveyed to DOUGLAS REEVES II and KATHRYN REEVES, HUSBAND AND WIFE, by deed from ANTHONY L. PENCE, of record in Instrument No. 20140609-0049738, dated May 28, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 072-03-0-073.00.

Matters shown on the Plan of record in Plat Book 332, page 101, said Register's Office.

Joint Driveway Agreement of record in Book 8347, page 319, said Register's Office.

This is improved property located at 1304 Stratford Avenue Nashville TN 37216

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 9th day of April, 2019.

Douglas Reeves, II

Kathryn Reeves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Reeves, II and Kathryn Reeves, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022