THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 220806 DEEDWARR
04/23/2019 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20190423-0037184

31679-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Participant Properties, LLC 513 3rd Avenue South Nashville, TN 37210	New Owner	10508003300 10508003100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **The Luken Family Limited Partnership, a Tennessee limited partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Participant Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Two Parcels of Land situated in Davidson County, Tennessee and being described as follows, to wit:

Parcel One – 1314 Lewis Street (M/P 10508003100)

BEING part of the Southwest part of Lot No. 32 of the Old Fair Grounds Subdivision as of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the East margin of East Hill Street, now called Lewis Street or Avenue, said point being 151 feet 4 inches South of the South margin of South Hill Street; thence, easterly 107 feet, more or less, to a point; thence, at right angles, southerly 50 feet to the North line of the Trimble Spring lot; thence, with the line of the same, at right angles, westerly 107 feet to the East margin of Lewis Street or Avenue; thence, with the margin of the same, northerly 50 feet, more or less, to the BEGINNING.

Parcel Two – 1310 Lewis Street (M/P 10508003300)

BEING part of Lot No. 32 on the Plan of the Old Fair Grounds, which plan is recorded in Book 21, Page 116, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on East Hill Street, 100 feet South from the Northwest corner of said Lot 32, running thence southwardly with East Hill Street 50 feet to a point; thence, East 142 feet, more or less, to a point on the line of Lot 33; thence, with the line of Lot 33, North 50 feet to a point 100 feet from South Hill Street and thence West 142 feet, more or less, to the BEGINNING.

BEING all of the same property conveyed to George C. Luken and wife, Lenora Luken by Warranty Deed dated December 30th, 1971 from Henry Goodpasture and wife, Virginia P. Goodpasture, of record in Book 4566, Page 634, Register's Office for Davidson County, Tennessee together with all of the same property conveyed to George C. Luken and wife, Lenora R. Luken by Warranty Deed dated November 17th, 1971 from Mildred Allison, Dorothy Oneida Champ, Dorris R. White, Gladys Johnson and William White, Heirs at Law of William Turner, Deceased, of record in Book 4559, Page 417, said Register's Office. The said property was conveyed to George C. Luken, Senior and wife, Lenora R. Luken, as equal tenants in common (and not as tenants by the entirety) by Quitclaim Deed dated August 23rd, 2000 from George C. Luken, Senior, and wife, Lenora R. Luken and David Bate Parsons, Trustee, of record in Instrument No.200008230083543, said Register's Office. The said Lenora R. Luken conveyed her one-half undivided interest to Thomas G. Luken, Sr., Ann Luken Mayfield, Mary Lee Luken Dorough, George C. Luken, Jr., and Janet Luken Morgan, as equal tenants in common by Quitclaim Deed dated August 23rd, 2000, of record in Instrument No. 200008290085102, said Register's Office, said interest being further conveyed to The Luken Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed dated August 23rd, 2000 from Thomas G. Luken, Sr., Ann Luken Mayfield, Mary Lee Luken Dorough, George C. Luken, Jr., and Janet Luken

Morgan, of record in Instrument No. 200008290085103, said Register's Office. The said George C. Luken, Senior conveyed his one-half undivided interest to The Luken Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed dated August 23rd, 2000, of record in Instrument No. 200008290085104, said Register's Office.

The said Lenora R. Luken and Lenora Luken being one and the same person.

THIS is improved property known as 1310 and 1314 Lewis Street, Nashville, TN 37210.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22nd day of April, 2019.

The Luken Family Limited Partnership, a Tennessee limited partnership

By: _____
Name: George Luken, Jr.
Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George Luken, Jr., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of The Luken Family Limited Partnership, a Tennessee limited partnership , the within-named bargainor, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as General Partner.

WITNESS my hand, at office, this 22nd day of April, 2019.

_____
Notary Public
My Commission Expires: 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

_____
Affiant

Subscribed and sworn to before me this
22nd day of April, 2019.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: Sept. 2019

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by an ALTA/NSPS survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 10508003300 and 10508003100. 2019 taxes have been prorated between the parties as part of closing and assumed by the herein named Grantee.

3. All Matters as shown on the Plan of record in Plat Book 21, Page 116, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 9487, Page 966 and Book 9487, Page 969, said Register's Office.

5. All Matters as shown on the Boundary and Topographic Survey of 1314 Lewis Street by Wilson & Associates, P.C., dated April 10, 2019 as Project No. 19-1237.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019