WARRANTY DEED

Karen Johnson Davidson County
Batch# 222189 **DEEDWARR**
04/26/2019 09:24:41 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190426-0038471

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2019

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, Inc	3LS Properties, Inc	134-14-0-012.00
(NAME)	(NAME)	
301 S Perimeter Park 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, We, **James G. Wall and Shirley G Wall aka Gayle G. Wall, husband and wife** 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:

Being Lot No. 67 on the Plan of Luna Heights subdivision, Section III, as of record in Book 2900, page 138, Register's Office for said County.

Said Lot NO. 67 fronts 217 feet on the easterly side of Luna Drive and runs back 174.4 feet on the northerly line and 180 feet on the southerly line to a dead line in the rear, which is a broken line, and measures and measures 249.7 feet.

Being the same property conveyed to James G. Wall and Shirley G. Wall by deed from James Dennis Hill and wife, Ella Ruth Hill dated May 7, 1973 and filed for record May 15, 1973 in book 4707, page 387, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 2900, page 138, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 348 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 24th day of April, 2019.

James G. Wall

Shirley G Wall aka Gayle G. Wall

State of Tennessee
County of Davidson

Personally appeared before me James G. Wall and Shirley G Wall aka Gayle G. Wall, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24 day of April, 2019.

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

STATE OF TENNESSEE NOTARY PUBLIC JUDITH C. JACOBS RUTHERFORD COUNTY

File No.: 201903013