Karen Johnson Davidson County
Batch# 223267 DEEDWARR
04/29/2019 10:49:10 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20190429-0039065

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $480,000.00. Affiant Subscribed and sworn to before me, this the 11th day of April, 2019. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
T&K Capital, LLC		
1400 Rosa L. Parks Blvd., Apt 140	New Owner	105-09-0-419.00
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RHODA M. BOSTIC, UNMARRIED, AND LISA M. DAVIS, UNMARRIED, AND DAMITA M. GORDON, MARRIED*, AND GERALD M. LAWRENCE, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T&K CAPITAL, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Plan of the W.L.B. Lawrence Tract, as of record in Book 21, Page 148, Register' s Office for Davidson County, Tennessee, as described as follows:

Beginning on the Southerly margin of Benton, formerly Arthington Avenue, at a point 327 feet East of the Easterly margin of Tenth Avenue South, being the Northeast corner of the property conveyed to A.E. Adams and wife, by Deed from W.H. Haynes, Trustee, of record in Book 1021, Page 498, said Register' s Office; thence with Adams' Easterly line Southwardly 288.75 feet to the Northerly margin of an alley; thence with said alley Eastwardly 60 feet; thence Northwardly and parallel with Adams' Easterly line 288.75 feet to the Southerly margin of Benton Avenue; thence with same Westwardly 60 feet to the beginning.

Being the same property conveyed to James H. Lawrence and wife, Elizabeth Lawrence, and Beulah L. Davis and Rhoda M. Bostic, by deed from Clayton E. Sandlin and wife, Jessie Mai Sandlin, as of record in Book 3372, page 175, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter Weiss Trustee by Quitclaim Deed from James H. Lawrence and wife, Elizabeth Lawrence, and Beulah L. Davis and Rhoda M. Bostic of record in Book 4868, page 503, Register's Office for Davidson County, Tennessee, dated November 14, 1974 and recorded on November 15, 1974 and within the same deed the said Peter Weiss, Trustee conveyed his interest in the subject property to James H. Lawrence and wife, Elizabeth Lawrence

Being the same property conveyed to Walter S. Clark, Jr., Trustee by Quitclaim Deed from James H. Lawrence and wife, Elizabeth Lawrence of record in Book 5709, page 16, Register's Office for

Davidson County, Tennessee, dated February 07, 1981 and recorded on February 09, 1981 and within the same deed the said Walter S. Clark, Jr., Trustee conveyed his interest in the subject property to James H. Lawrence and wife, Elizabeth Lawrence for and during their natural lifes and during the life of the survivor, and upon the survivor's death equally to Beulah H. Davis, Rhoda M. Bostic and Dorothy Davis. Said James H. Lawrence and wife, Elizabeth Lawrence Died and Property is Conveyed to Beulah H. Davis, Rhoda M. Bostic and Dorothy Davis

Being the same property conveyed to Elizabeth Lawrence by Quitclaim deed from Beulah L. Davis, Rhoda M. Bostic and Dorothy Davis of record in Book 7490, page 199, Register's Office for Davidson County, Tennessee, dated March 12, 1988 and recorded on March 14, 1988.

Being the same property conveyed to Terena Moore Trustee by Quitclaim Deed from Elizabeth Lawrence of record in Book 7688, page 197, Register's Office for Davidson County, Tennessee, dated October 27, 1988 and recorded on October 27, 1988 and within the same deed the said Terena Moore, Trustee conveyed his interest in the subject property to Elizabeth Lawrence a life estate and Beulah L. Davis, Rhoda M. Bostic and Dorothy Davis the remainder equally

Being the same property conveyed to Dorothy Davis by Quitclaim deed from Beulah L. Davis, Rhoda M. Bostic and Dorothy Davis of record in Instrument No. 20110928-0075035 Register's Office for Davidson County, Tennessee, dated September 16, 2011 and recorded on September 28, 2011.

Said Dorothy Davis Died and the property is conveyed to Rhoda M. Bostic, Damita M. Gordon, Gerald M. Lawrence, and Lisa M. Davis through Affidavit of Heirship, recorded on October 10, 2014, recorded in Instrument No: 20141010-0094220Being the same property conveyed to Rhoda M. Bostic and Lisa M. Davis, a one-third undivided interest each and Damita M. Gordon and Gerald M. Lawrence, a one-sixth undivided interest, a tenancy in common by Quitclaim deed from Rhoda M. Bostic, Damita M. Gordon, Gerald M. Lawrence, and Lisa M. Davis of record in Instrument No. 20141010-0094219 Register's Office for Davidson County, Tennessee, dated October 09, 2014 and recorded on October 10, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 921 Benton Ave., Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of April, 2019.

Rhoda M. Bostic

Lisa M. Davis

Damita M. Gordon

Gerald M. Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rhoda M. Bostic and Lisa M. Davis and Damita M. Gordon and Gerald M. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 12th day of April, 2019.

Notary Public

My Commission Expires:

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY