WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
Exp. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6308

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taeid Properties, LLC	Same as	13104013400
(NAME)	(NAME)	
204 38th Ave. N.	new owner	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 240537 **DEEDWARR**
06/07/2019 11:32:11 AM 2 pgs
Fees: $13.00 Taxes: $1,546.60

20190607-0054752

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Randy Short, Co-Trustee of the Ellen C. Lawson Revocable Living Trust dated February 16, 2017, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Taeid Properties, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 12 and Part of Lot No. 11 of Block 16 on the Plan of College Park Subdivision, of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl, dated June 1, 1970, as follows:

Beginning at the northeast corner of Lot No. 12; thence S 33° West 50 feet; thence S 89° 13' West 110 ft; thence N 33° East 100 ft; thence S 62° 49' East 93 ft; to the point of beginning.

Being the same property conveyed to Ellen C. Lawson, trustee of the Ellen C. Lawson Revocable Living Trust, Dated February 16, 2017 by Quitclaim Deed from Ellen C. Lawson, dated May 31, 2017 and recorded May 31, 2017 of record in Instrument No. 20170531-0054114, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4117 Rockdale Avenue, Nashville, TN 37204

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of May, 2019 .

Randy Short, Co-Trustee of the Ellen C. Lawson Revocable Living Trust dated February 16, 2017

By: _____
Randy Short
Its: Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Short, Co-Trustee of the Ellen C. Lawson Revocable Living Trust, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of May, 2019.

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

Notary Public:
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027