Karen Johnson Davidson County
Batch# 242434 DEEDWARR
06/12/2019 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20190612-0056386

#39726

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

G-SRN-19-432

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phoenix Investment Group, LLC	**New Owner**	
(NAME) **783 Greeley Drive**	(NAME) **783 Greeley Drive**	**106-1-168**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BRADFORD JASON LEWIS, SUCCESSOR TRUSTEE OF THE BRADFORD JASON LEWIS 2011 PROPERTY TRUST AND JAMES A. LEWIS AND HILDA M. LEWIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHOENIX INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Resubdivision of the Quick Fuel Property as of record in Instrument No. 20190603-0052681, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

Being part of the same property conveyed to James A. Lewis and wife, Hilda M. Lewis by Deed in Lieu of Foreclosure dated November 20, 1990 from Rick F. Osborne, unmarried of record in Book 8599, page 898, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 31, 2011 of record in Instrument No. 20110418-0029534, Register's Office for Davidson County, Tennessee, James A. Lewis and wife, Hilda M. Lewis conveyed a 80% undivided interest in subject property to James Bryan Lewis, Trustee under that certain agreement establishing the Bradford Jason Lewis 2011 Property Trust under agreement dated January 1, 2011 to be held as tenants in common. Bradford Jason Lewis was appointed Successor Trustee pursuant to an Agreement recorded December 14, 2015 of record in Instrument No. 20151214-0125722, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 161, Page 81 and Plat Book 11190, Page 19, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement shown on the Plat of record in Plat Book 7900, Page 612, Register's Office for Davidson County, Tennessee.
- Easement for Utility Line of record in Book 11432, Page 546, Register's Office for Davidson County, Tennessee.
- Easements retained in Metropolitan Ordinance No. 098-1402 with regard to alley closure.
- Memorandum of Lease of record in Book 11239, Page 524, Register's Office for Davidson County, Tennessee.
- Agreement of Trustee to Resign, Release, Hold Harmless and Indemnification by Beneficiary and Appointment of Successor Trustee of record in Instrument No. 20151214-0125722, Register's Office for Davidson County, Tennessee.
- All matters set forth in the plan of record in Instrument No. 20190603-0052681, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **432 Murfreesboro Pike, Nashville, Tennessee 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(S), their heirs and 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), 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 hand(s) this the 7th DAY OF JUNE, 2019.

Bradford Jason Lewis, Successor Trustee of the Bradford Jason Lewis 2011 Property Trust

BY: _____
Bradford Jason Lewis
Successor Trustee

_____
James A. Lewis

_____
Hilda M. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADFORD JASON LEWIS, SUCCESSOR TRUSTEE of BRADFORD JASON LEWIS, SUCCESSOR TRUSTEE OF THE BRADFORD JASON LEWIS 2011 PROPERTY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of June, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HILDA M. LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

