STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$211,000.00** (Two Hundred Eleven Thousand).

AFFIANT

Subscribed to and sworn before me this 4th day of June, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 243356 **DEEDWARR**
06/14/2019 09:35:56 AM 2 pgs
Fees: $13.00 Taxes: $780.70
20190614-0057259

Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville TN 37215	**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:** **GRISSIM TITLE & ESCROW, LLC.** 1222 17th Avenue South, Nashville, TN. 37212	
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Lasata Properties, LLC 2812 Bronte Avenue Nashville, TN 37216	**Lasata Properties, LLC** **707 Main Street, Suite 271** **Nashville, TN 37206**	07210017600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DARRELL HUGHES, ADMINISTRATOR OF THE ESTATE OF JENNIE V. BRADLEY** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LASATA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 14 on the Map of Dugger Bros. Resubdivision of the Rucker Lands aka E.B. Rucker Lands, as of record in Book 1130, Page 20, of the Register's Office for said County.

Said Lot No. 14 fronts 61 feet on the easterly side of Bronte Avenue and runs back between parallel lines 261.8 feet on the southerly line and 249.5 feet on the northerly line, to the westerly line of the right-of-way of the L. & N. Railroad, on which it measures 56.7 feet.

Being the same property conveyed to William H. Bradley and wife, Jennie V. Bradley by deed from Mary Hunter Mayhew and C.H. Briley, Jr., Co-Conservators of Gladys Hunter of record in Book 3987, Page 764, dated February 4, 1966 and recorded February 15, 1966, Register's Office for Davidson County, Tennessee. The said William H. Bradley having since died March 20, 1970, thereby vesting subject property in Jennie V. Bradley as surviving tenant by the entirety. The said Jennie V. Bradley aka Jennie Lucinda Vaughn Bradley having since died intestate on September 5, 2017 and survived by her 2 grandsons, Gregory Hughes and Darrell Hughes, being her sole heirs-at-law. The Estate being administrated under Probate File 18P705 in the Seventh Circuit for Davidson County, Tennessee Probate Division. And further being the same property conveyed to Darrell Hughes from Gregory Hughes by Quitclaim deed of record in Instrument No. 20190614-0057258 **, Register's Office for Davidson County, Tennessee.**

Affidavit of Heirship of record in Instrument No. 20190614-0057256 **, Register's Office for Davidson County, Tennessee.**

Affidavit of Heirship of record in Instrument No. 20190614-0057257 **, Register's Office for Davidson County, Tennessee.**

Being also known as 2812 Bronte Avenue, Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2812 BRONTE AVENUE** **NASHVILLE, TN 37216**

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. Whenever 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, this 4th day of June, 2019

Estate of Jennie V. Bradley

X _____

Darrell Hughes, Administrator

X _____

Darrell Hughes, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darrell Hughes**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Administrator of the Estate of Jennie V. Bradley**, and in his capacity as such Administrator, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 4th day of June, 2019.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of June, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Darrell Hughes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4thth day of June, 2019.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7 2020