This instrument prepared by:

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Karen Johnson Davidson County
Batch# 244631 DEEDWARR
06/18/2019 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $444.00
20190618-0058342

WARRANTY DEED

New Owner and Address:	**Send Tax Bills to:**	**Map and Parcel No:**
LNWH Investments Limited Liability Company, LLC 205 17th Avenue South, Suite 202 Nashville, Tennessee 37203	SAME	**093-12-0-090.00**

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater, for this transfer for recording tax purposes is One Hundred Twenty Thousand Dollars and no cents ($120,000.00).

Affiant

Sworn to and subscribed before me on this 13th day of June, 2019.

Notary Public

MICHELE E. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

My commission expires: October 7, 2019

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FOR AND IN CONSIDERATION of the sum of Ten Dollars and no cents ($10.00), and such other mutual promises of value, LYDA KELLY NORTHERN, a single woman, has bargained and sold, and by these presents does hereby transfer and convey to LNWH Investments Limited Liability Company, LLC, a Tennessee Limited Liability Company, and its assigns, all of her right, title, and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, being described as follows, to wit:

Being Lots Nos. 39 and 40 on the plan of Maury and Claiborne's Addition to South Nashville, as of record in book 21, pages 84 and 85, Register's Office for said County.

SAID Lots 39 and 40 front together 70 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to ROBERT G. NORTHERN AND WIFE, BETTY D. NORTHERN by deed from CHRISTINE TURNER DEMONBREUM, dated March 4, 1964, of record in Book 3833, Page 545, said Register's Office. BETTY D. NORTHERN predeceased ROBERT G. NORTHERN leaving him as the surviving tenant by the entirety.

ROBERT G. NORTHERN died testate devising subject property to ROBERT LEE NORTHERN by Will of record in Will Book 217, Page 366, Probate Office for Davidson County, Tennessee as confirmed by Order of record in Instrument No. 20061127-0146097, said Register's Office. Also, being the same property conveyed to ROBERT LEE NORTHERN by deed from LANCE LITCHFORD NORTHERN, EXECUTOR OF THE ESTATE OF ROBERT G. NORTHERN, dated August 30, 1999, of record in Instrument No. 20051129-0143603, said Register's Office.

ROBERT LEE NORTHERN, being the same person as ROBERT LEE NORTHERN, SR., died testate devising subject property to LYDA KELLY NORTHERN by Will of record in Instrument No. 20090311-0022159, said Register's Office. Also, being the same property conveyed to LYDA KELLY NORTHERN by deed from LYDA KELLY NORTHERN, EXECUTRIX OF THE ESTATE OF ROBERT LEE NORTHERN, SR., dated July 23, 2010, of record in Instrument No. 20100726-0058481, said Register's Office.

This is the same legal description as contained in the previous deed of record.

This property is subject to any and all matters of record.

This is commercial property commonly known as 165-167 Old Hermitage Avenue, Nashville, Tennessee 37210 with a billboard located thereupon.

Property taxes for 2019 have been prorated as a part of the closing and Grantee shall be responsible for full payment of the taxes when they become due and payable.

The above-described property is not the principal place of residence of the Grantor.

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, its successors and assigns, forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 13th day of June, 2019.

Lyda Kelly Northern

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named LYDA KELLY NORTHERN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose contained therein.

Sworn to and subscribed before me on this 13th day of June, 2019.



Notary Public

My commission expires: 4/24/2021

TRUE COPY CERTIFICATION

I, **G. Miller Hogan II**, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Yvette D. Arledge, a Notary Public in and for said County and State G. Miller Hogan II, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of June 2018.

Notary Public

YVETTE DENISE ARLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

My commission expires:_____