Karen Johnson Davidson County
Batch# 246448 DEEDWARR
06/20/2019 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190620-0059805

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 20th day of June, 2019.

Notary Public

My commission expires:
OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LMB Hattiesburg, LLC	**New Owner**	**09304009300**
1003 Lenore Street	**359 Tatum Camp Rd.**	
Nashville, TN 37206	**Purvis, MS 39475**	

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 ACKNOWLEDGE, WE,

The Property Sisters, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LMB Hattiesburg, LLC

HEREINAFTER CALLED THE GRANTEES, 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. "B" on the Plan of Williams Subdivision, of record in Book 2854, Page 57, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Property Sisters, LLC, a Tennessee limited liability company, by Warranty Deed from CR Blackwood and Sheri Blackwood, husband and wife, dated April 1, 2019, of record in Instrument No. 20190404-0030623, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Notice of Completion filed on 6/7/19 of record in Instrument No. 20190607-0054698, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1003 Lenore Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Shannon Franklin Date: 6/17/19
The Property Sisters, LLC
By: Shannon Franklin
Its: Member

Heather Kennedy Date: 6/18/19
The Property Sisters, LLC
By: Heather Kennedy
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Shannon Franklin** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the MEMBER of The Property Sisters, LLC and that he is authorized by The Property Sisters, LLC to execute this instrument on its behalf.

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand at office, this 17th day of June, 2019.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 1-3-22

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Heather Kennedy** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the MEMBER of The Property Sisters, LLC and that he is authorized by The Property Sisters, LLC to execute this instrument on its behalf.

WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand at office, this 18 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER