Karen Johnson Davidson County
Batch# 247025 DEEDWARR
06/21/2019 03:13:06 PM 2 pgs
Fees: $13.00 Taxes: $296.00
20190621-0060298

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $80,000.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2019. Notary Public My Commission Expires:

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Address New Owner As Follows: TN1603, LLC 45 Sarah Drive Farmingdale, NY 11735	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 081-12-0-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LASUNDRA JONES, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TN1603, LLC, a New York limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south 22.6 feet front and 21.8 feet rear of Lot No. 92 and the north 14 feet front and 17.5 feet rear of Lot 91, as shown on the map entitled D.T. McGavock and Others Addition, of record as Plat Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-TN-19-1603

Said parts of said lots front 36.6 feet on the west side of 11th Avenue North and run back between lines, 150 feet to an alley, on which they measure 39.3 feet.

Being the same property conveyed to Lasundra Woods and Johnnie Council, as joint tenants with full rights of survivorship, by deed from McKinley Meadows, of record as Book 9836, page 37, dated October 20, 1995, said Register's Office. Johnnie Council having since died leaving Lasundra Woods as surviving tenant. The said Lasundra Woods is now known as Lasundra Jones.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2019 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Plat Book 21, page 41, said Register's Office.

This is unimproved property known as: **1603 11th Avenue North, Nashville, TN 37208.**

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 Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and bind herself, her heirs and assigns, 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.

WITNESS my hand this 20th day of June, 2019.

Lasundra Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lasundra Woods, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of June, 2019.

(Seal)

HEATHER A. DERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

Notary Public

My Commission Expires: 7-5-21

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