WARRANTY DEED

Karen Johnson Davidson County
Batch# 258333 DEEDWARR
07/17/2019 03:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,206.20
20190717-0070086

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 326,000.00

Randall D. Tu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-3-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-90

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
W & R Investments, LLC	Same as Owner	
(NAME)	(NAME)	081-11-0-029
PO Box 22149		and
(ADDRESS)	(ADDRESS)	081-11-0-030
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Johnson and Hattie Johnson, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **W & R Investments, LLC, a Tennessee Limited Liability Company** (the "**Grantee**"), its successors and assigns, those certain parcels of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"):

1. Real property taxes for the year 2019 and subsequent years, a lien not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.M. T.J. AND G.W. HARDINGS PLAN, as recorded in Plat Book 21, Page(s) 80, Register's Office, Davidson County, Tennessee.

This is improved property located at 2105 and 2107 Buchanan Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, and their successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 16th day of July, 2019.

GRANTOR(s):

William Johnson
William Johnson

Hattie Johnson
Hattie Johnson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William Johnson and Hattie Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 16 day of July, 2019.

Notary Public

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

My Commission Expires: 3/8/2022

Exhibit "A"

Description of the Property

Land in Davidson County, Tennessee, being the following two tracts of land:

TRACT 1:

Land in Davidson County, Tennessee, being parts of Lots Nos. 274, 275, and 312 in J.M., T.J., and G.W. Harding's Plan of lots in North Nashville, as of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee. BEGINNING on the southerly margin of Buchanan Street, formerly Hydes Ferry Pike to a point 93 feet westerly from the westerly margin of 21st Avenue, North, formerly Estrella Street; thence with the southerly margin of Buchanan Street westerly 61 feet to a point 18 feet easterly from the corner of Lots 275 and 312; thence southerly 150 feet, more or less, to a point on the northerly margin of an alley 1 1/2 feet westerly from the corner of Lots Nos. 275 and 312, 56 feet; thence northerly 150 feet, more or less, to the beginning.

Being a portion of the property conveyed to Charles H. King by Deed from Mary Jean King of record in Book 5908, Page 448, in the Register's Office of Davidson County, Tennessee, dated May 31, 1982 and recorded July 9, 1982.

Being a portion of the property conveyed to James W. Stinnett, Jr. by Quitclaim Deed from Charles H. King and further re-conveyed to Charles H. King and wife, Daisy Mae King, as to create a tenancy by the entirety, of record in Book 5908, Page 451, in the Register's Office of Davidson County, Tennessee, dated May 31, 1982 and recorded July 9, 1982.

Being the same property conveyed to William Johnson by Final Decree Confirming Sale by The State of Tennessee in its own behalf and for the use and benefit of the Metropolitan Government of Nashville and Davidson County of record in Book 7027, Page 157, in the Register's Office of Davidson County, Tennessee, dated October 20, 1986 and recorded October 31, 1986.

TRACT 2:

Land in Davidson County, Tennessee, being all of Lot No. 312 except 1 1/2 feet of the southeast corner thereof and the northwest part of Lot No. 275 on the Plan of J.M, T.J. and G.W. Harding's Addition to Nashville, as of record in Book 21, Page 80, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Buchanan Street, formerly Hydes Ferry Pike, at the corner of Lots Nos. 312 and 313; thence with the southerly margin of said street eastwardly 74 feet to the north end of a fence; thence southwardly with said fence 150 feet, more or less, to a point on the northerly margin of an alley 1 1/2 feet westerly from the corner of said Lots No. 312 and 275; thence with the northerly margin of said alley westwardly 54 1/2 feet to the corner of Lots Nos. 312 and 313; thence northerly with the line between said two lots 150 feet to the beginning.

Being the same property conveyed to William Johnson by Warranty Deed from Rueben Henry Sanders of record in Book 7387, Page 373, in the Register's Office of Davidson County, Tennessee, dated October 26, 1987 and recorded October 26, 1987.

Being the same property conveyed to William Johnson and wife, Hattie Johnson, by Quitclaim Deed from William Johnson, as to create a tenancy by the entirety, of record as Instrument No. 20011106-0121963, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Matthew G. Noggle, 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)

On this 16 day of July, 2019, personally appeared before me, Lisa Sheppard, a notary public for State aforesaid, Matthew G. Noggle, personally know by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8-22-21