THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621182

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $60,000.00.

KCon
Affiant

Subscribed and sworn to before me, this 12th day of July, 2019.

Notary Public
My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 259990 DEEDWARR
07/22/2019 11:29:20 AM 6 pgs
Fees: $33.00 Taxes: $222.00

20190722-0071653

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
LWB, LLC	New Owner	Tax Parcel ID No.
PO Box 150979		070-04-0-132.00
Nashville, TN 37215		070-04-0-131.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Annie Robertson, unmarried, and James Russell, Larry Russell, Wayne Russell, Michael Russell and Terrance Russell as heirs of Eugene Russell,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LWB, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1: Land in Davidson County, Tennessee, being lot number 34 on the plan of Dewey Heights Addition to Haynies Subdivision, as of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Tract II: Land in Davidson County, Tennessee, being the Southerly one-half lot number 35 on the Map of Dewey Heights Addition to Haynies Subdivision, as of record in Book 161, Page 94, said Register's Office. Said portion of lot number 35 fronts 25 feet on the Southwesterly side of Ilolo Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eugene Russell and Annie Robertson, as tenants in common by Warranty Deed from Sharon D. Brugman and Paula M. Harwell, recorded on the 2nd day of May, 2006 in Instrument No. 20060502-0050732, in the Register's Office of Davidson County, Tennessee. Eugene Russell having died on April 21, 2019 intestate. Being the same property conveyed by Affidavit of Heirships recorded in Instrument No. 20190722-0071650, and Instrument No. 20190722-0071651, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019 and thereafter, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEWEY HEIGHTS ADDITION TO HAYNIES SUBDIVISION, as recorded in Plat Book 161, Page(s) 94.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2019.

Annie E. Robertson BY Beverly Jackson Attorney In Fact
Annie Robertson by Beverly Jackson as
Attorney-in-fact

Larry Russell

James Russell

Wayne Russell

Michael Russell

Terrance Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly Jackson, 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 purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Annie Robertson and that she is authorized by Annie Robertson to execute this instrument on her behalf.

Witness my hand, at office, this 12th day of July, 2019.

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires: _____

STATE OF OHIO)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Russell, 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 _____ day of July, 2019.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Russell, 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 12th day of July, 2019.

Notary Public
My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of July, 2019.

Annie Robertson by Beverly Jackson as Attorney-in-fact

Larry Russell

James Russell

Wayne Russell

Michael Russell

Terry Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly Jackson, 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 purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Annie Robertson and that she is authorized by Annie Robertson to execute this instrument on her behalf.

Witness my hand, at office, this _____ day of July, 2019.

Notary Public
My Commission Expires: _____

STATE OF OHIO)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Russell, 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 9 day of July, 2019.

Notary Public
My Commission Expires: Sept 27, 2020

MONIQUE ROBINSON
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
September 27, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Russell, Wayne Russell, Michael Russell, and Terry Russell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

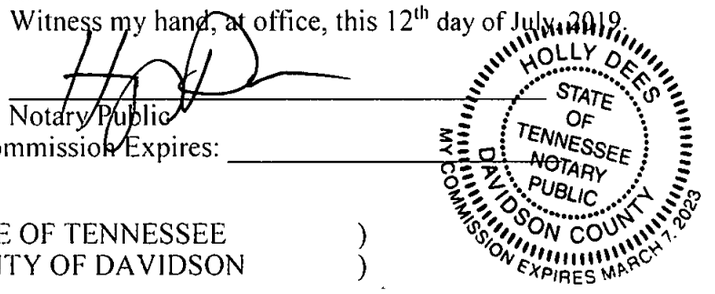
Witness my hand, at office, this _____ day of July, 2019.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wayne Russell, 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 12th day of July, 2019.



_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

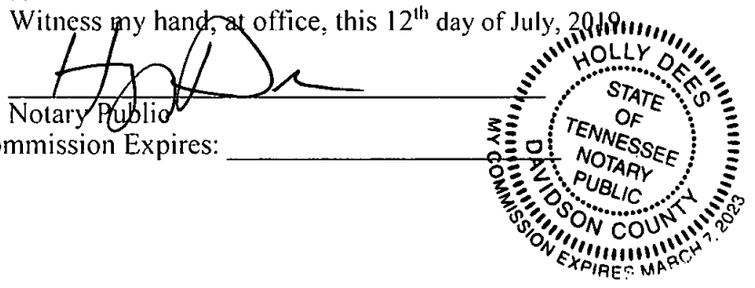
Witness my hand, at office, this 12th day of July, 2019.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terrance Russell, 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 12th day of July, 2019.



_____
Notary Public
My Commission Expires: _____

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of July, 2019.

_____ _____
Annie Robertson by Beverly Jackson as
Attorney-in-fact

_____ _____
Larry Russell

_____ _____
James Russell Wayne Russell

Michael Russell _____
Michael Russell

_____
Terrance Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly Jackson, 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 purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Annie Robertson and that she is authorized by Annie Robertson to execute this instrument on her behalf.

Witness my hand, at office, this 12th day of July, 2019.

_____
Notary Public
My Commission Expires: _____

STATE OF OHIO)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Russell, 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 _____ day of July, 2019.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Russell, 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 12th day of July, 2019.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wayne Russell, 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 12th day of July, 2019.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Russell, 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 12th day of July, 2019.

Shiela Williams
Notary Public
My Commission Expires: _____ September 7, 2020



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terrance Russell, 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 12th day of July, 2019.

_____
Notary Public
My Commission Expires: _____