Return To: Perrone & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027 Karen Johnson Davidson County Batch# 261816 DEEDWARR 07/25/2019 09:10:36 AM 2 pgs Fees: $13.00 Taxes: $582.75 20190725-0072990	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$157,500.00.** Affiant Subscribed and sworn to before me, this the 24th day of July, 2019. Notary Public My commission expires: 10-3-2020 (AFFIX SEAL)

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Lex & Co, LLC	**LEX & CO., LLC**	**133-06-0-279.00**
227 Wheeler Avenue	**4848 Corning Dr**	
Nashville, TN 37211	**Nashville, TN 37211**	

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 ACKNOWLEDGED, I,

Eugene Collins, unmarried

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

Lex & Co, LLC, a Tennessee Limited Liability Company

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. 1, as shown on the map entitled the Final Plat of Collins' Wheeler Avenue Property, of record in Instrument No. 20151208-0123679, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to EUGENE COLLINS, by deed from MARTHA E. SUAREZ, UNMARRIED, of record in Instrument No. 20150728-0074130, dated July 27, 2015, said Register's Office. Being further conveyed to WILMA JAYNE CARELL, by Quitclaim Deed from EUGENE COLLINS, of record in Instrument No. 20150804-0077114, dated August 3, 2015, said Register's Office. Being further conveyed to EUGENE COLLINS, by Quitclaim Deed from WILMA JAYNE CARELL, of record in Instrument No. 20150831-0088084, dated August 26, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **227 Wheeler Avenue, Nashville, TN 37211**.

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 Grantors do covenant with said Grantees that Grantors 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.

Witness my/our hand(s) this 24th day of July, 2019.

Eugene Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eugene Collins**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2019.

Notary Public

My Commission Expires: 10-3-2020

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY