Karen Johnson Davidson County
Batch# 267508 DEEDWARR
08/06/2019 03:52:53 PM 2 pgs
Fees: $13.00 Taxes: $166.50
20190806-0078226

This Instrument Prepared By:
**Lee & Lee Attorneys at Law, P. C.**
**109 East Gay Street, 615-444-1312**
**Lebanon, TN 37087**

L&L#2400-5A

ADDRESS NEW OWNER:
**Lions Builders**
1232 BERWICK TRAIL
MADISON, TN 37115

SEND TAX BILL TO:
**Owner**

MORTGAGEE:
THE HOUSING FUND INC
305 11TH AVE S
NASHVILLE, TN 37203

Parcel ID:
**064-09-0-303.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stewart Knowles Construction, Inc., a Tennessee Corporation,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Lions Builders LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot #5 in Block "M" on the map of Hadley Bend City, which plan is of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Stewart Knowles Construction, Inc., a Tennessee Corporation by Deed dated September 18, 2018 from Kelli Grant, individually and as Executrix of the Estate of Jack Dickens, in Instrument Number 20180919-0093011, in the Official Records of Davidson County, Tennessee.

This is unimproved property known as 223 Center Street, ~~Nashville,~~ OLD HICKORY TN 37138. Possession is to be given on July 18, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and representatives, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of July, 2019.

Stewart Knowles Construction, Inc., a Tennessee Corporation

By: _____
Jeremy Stewart Knowles, President

STATE OF TENNESSEE )
COUNTY OF WILSON )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jeremy Stewart Knowles** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President of Stewart Knowles Construction, Inc.,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 18th day of July, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is **$45,000.00**.

_____
AFFIANT

Subscribed and sworn to before me on this 18th day of July, 2019.

_____
NOTARY PUBLIC

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022