WARRANTY DEED

Karen Johnson Davidson County
Batch# 270032 **DEEDWARR**
08/12/2019 03:11:36 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20190812-0080328

W-RMX-19-1330

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Nola Trust, dated October 12, 2016	**New Owner**	
(NAME)	(NAME)	**082-09-0-152.00**
16030 Venture Blvd, Ste 240		
(ADDRESS)	(ADDRESS)	
Encino, CA 91436		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARRY LAWRENCE AND WIFE, LINDA HOCHBERG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **W. ERIC FULTON, TRUSTEE OF THE NOLA TRUST, DATED OCTOBER 12, 2016,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee, being generally located at the Southeast corner of the intersection of 5th Avenue, North and Taylor Street and being more particularly described as follows, according to a survey made by Gregory E. Daniels, RLS# 1489, of Daniels and Associates, Inc., P.O. Box 3629, Brentwood, Tennessee 37024, dated August 30, 2001, as follows:

Beginning at an existing PK nail on the Easterly right-of-way of 5th Avenue, North at the intersection with the Southerly right-of-way of and proceeding as follows:

1. With said Southerly right-of-way of Taylor Street North 62 degrees 58 minutes 45 seconds East 105.00 feet to an iron pin set; thence,

2. Leaving said Southerly right-of-way of Taylor Street South 27 degrees 16 minutes 16 seconds East 35.00 feet to an iron pin set; thence,

3. South 62 degrees 58 minutes 45 seconds West 105.00 feet to a Tack in Lead set on the Easterly right-of-way of 5th Avenue, North; thence,

4. With said Easterly right-of-way of 5th Avenue, North, North 27 degrees 16 minutes 16 seconds West 35.00 feet to the point of beginning. Containing 3675 square feet or 0.08 acres, more or less.

Being the same property conveyed to Harry Lawrence and wife, Linda Hochberg by Warranty Deed from Fred S. Lawrence and William B. Lawrence, both married of record in Instrument No. 20021031-0133460 Register's Office for Davidson County, Tennessee, dated October 28, 2002 and recorded on October 31, 2002.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 10, Page 606, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9183, Page 130 and as amended by Book 11625, Page 280, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1330 5th Avenue N, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 the 8th DAY OF AUGUST, 2019.

Harry Lawrence

Linda Hochberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY LAWRENCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA HOCHBERG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212