Karen Johnson Davidson County
Batch# 283643 DEEDWARR
09/10/2019 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190910-0091400

Warranty Deed

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Sharon A Mull Affiant Subscribed and sworn to before me, this the 6th day of September, 2019. J Hall Notary Public My commission expires: 10/14/2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
VB Properties, LLC	New Owner	082-12-0-102.00
2305 Cruzen Street		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MALCOLM E. LAKE, GWENDOLYN FAY BETTY, AND RONALD LEE BETTY, individually and as authorized signatories on behalf of Michelle E. Lake, Monica L. Birdsong, Yoshicka Betty, Lasonya Betty Whitlow, Chacoby Danielle Betty, and Marcellaus Donta Betty, pursuant to Order Approving Motion to Modify Order Approving Contract for Sale of Real Property filed in The Chancery Court for Davidson County, Tennessee at Nashville, Docket No. 17-1266 IV, and of record as Instrument No.** 20190910-0091398 **, Register's Office for Davidson County, Tennessee,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR SUCCESSORS 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. 13 on the Plan of Subdivision of Part of The Home Block of Neil S. Brown's Addition to East Nashville of record in Plat Book 2, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 50 feet on the West side of Ninth Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Clyde Forrest Lake and wife, Ruby Lee Lake by Installment deed from Jack J. Cohen and wife, Bessie D. Cohen, and Julia L. Mallernee, a widow of record in Book 3928, page 324, Register's Office for Davidson County, Tennessee, dated August 24, 1965 and recorded on August 26, 1965.

Clyde Forrest Lake died on or about January 4, 1971, leaving Ruby Lee Lake as the surviving tenant by the entirety.

Ruby L. Lake died intestate on or about December 9, 1995. Upon her death, the subject property passed to her heirs at law, Forrest A. Lake and Thomas E. Lake.

Thomas E. Lake died intestate on or about April 10, 2000, leaving Forrest A. Lake as his only heir at law. All of the above being evidenced by Affidavit of Heirship of record in Instrument No. 20000509-047120, said Register's Office.

Being the same property conveyed to Monica Elaine Lake, Malcolm Elexsis Lake and Michelle Evon Lake by Quitclaim deed from Forrest A. Lake of record in Instrument No. 20000512-0048039 Register's Office for Davidson County, Tennessee, dated May 08, 2000 and recorded on May 12, 2000.

For further reference, see Affidavit of Heirship of record in Instrument No. 201909100091399, said Register's Office.

Order Approving Motion to Modify Order Approving Contract for Sale of Real Property states that Malcolm E. Lake, Ronald Lee Bettv. Gwendolvn Fav Betty are authorized to sign, a certified copy being of record in Instrument No. 201909100091398, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 208 North 9th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their successors and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their successors and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of September, 2019.

Malcolm E. Lake

Malcolm E. Lake, Individually and as authorized signatory in accordance with Orders of record in Instrument No. 201909100091397 and Instrment No. 201909100091398, RODCT

Gwendolyn A. Betty

Gwendolyn Fay Betty Individually and as authorized signatory in accordance with Orders of record in Instrument No. 201909100091397 and Instrment No. 201909100091398, RODCT

Ronald Lee Betty

Ronald Lee Betty Individually and as authorized signatory in accordance with Orders of record in Instrument No. 201909100091397 and Instrment No. 201909100091398, RODCT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Malcolm E. Lake, Gwendolyn Fay Betty, and Ronald Lee Betty, each individually and as authorized signatories, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of September, 2019.

J. Brandon Miller

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Catherine H. Gwyn, 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)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal

