# WARRANTY DEED

Karen Johnson Davidson County
Batch# 309368 DEEDWARR
10/31/2019 03:49:06 PM 2 pgs
Fees: $13.00 Taxes: $203.50

20191031-0112269

A-NAI-19-810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **Mohamed Sankari dba Lafayette Market, Inc.** | **New Owner** | |
| (NAME) | (NAME) | **092-07-0-304.00** |
| **1925 Old Hickory Blvd** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (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, **ISAAC BEARD**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMED SANKARI DBA LAFAYETTE MARKET, INC., A TENNESSEE CORPORATION**, 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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Easterly part of Lot No. 8 on the Plan of J. W. Fulcher's Subdivision of Lot No. 17 of the Harding Lytle Tract as of record in Plan Book 1, Page 95, Chancery Court, described as follows:

Beginning at a point in the Easterly margin of 19th Avenue North (formerly Durham Street) the common corners of Lots Nos. 7 and 8, thence with the line between said Lots Easterly 72 feet more or less to a point in the Southwest corner of a tract of land conveyed to Tennessee Wheel and Rubber Co. from Porter Hunter and wife, Bessie Hunter as of record in Book 3157, Page 283, Register's Office for Davidson County, Tennessee, thence Northerly with Tennessee Wheel and Rubber Co.'s Easterly line 50 feet to a point in the line between Lots 8 and 9; thence Westerly with said line 72 feet more or less, to a point in the Easterly margin of 19th Avenue North, thence Southerly with said Avenue 50 feet to the point of beginning.

Being the same property conveyed to Isaac Beard by Warranty deed from Alice W. Jew Foundation of record in Instrument No. 20071217-0144390 Register's Office for Davidson County, Tennessee, dated December 13, 2007 and recorded on December 17, 2007.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plan Book 1, Page 95, Chancery Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **810 19th Ave 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 29th DAY OF OCTOBER, 2019.

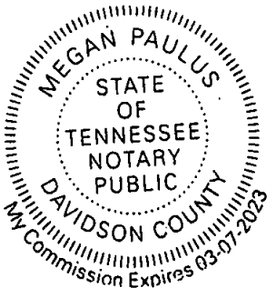
Isaac Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ISAAC BEARD, 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 29th of October, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212