THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123846**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me, this 16th day of January, 2020. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 353511 DEEDWARR
02/05/2020 09:39:39 AM 2 pgs
Fees: $13.00 Taxes: $4,347.50

20200205-0013287

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Earl Lee, LLC 700 12th Ave S Unit 1402 Nashville, TN 37203	New Owner	Tax Parcel ID No. 105-10-0-317.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Giles Ward and Josephine M. Vandevender n/k/a Josephine V. Ward, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Earl Lee, LLC, a South Carolina limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 134 feet of Block 9 , as shown on the map entitled Map of Yarbrough's Subdivision of Woodland, of record in Plat Book 57, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN GILES WARD AND JOSEPHINE M. VANDEVENDER, HUSBAND AND WIFE, by deed from SCOTT RODGERS, AN UNMARRIED PERSON, of record in Instrument No. 20150122-0006414, dated January 20, 2015, said Register's Office.

Josephine M. Vandevender is now known as Josephine V. Ward.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 105-10-0-317.00.

Matters shown on the Plan of record in Book 57, page 148, said Register's Office.

This is improved property located at 737 Benton Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2020.

John Giles Ward

Josephine V. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Giles Ward and Josephine V. Ward, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2020.

Notary Public

My Commission Expires: 