WARRANTY DEED

Karen Johnson Davidson County
Batch# 381391 DEEDWARR
04/03/2020 08:59:15 AM 2 pgs
Fees: $13.00 Taxes: $621.60

20200403-0035829

A-PMC-20-611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
LOF Partnership	**New Owner**	
(NAME)	(NAME)	**092-09-0-013.00**
942 Lawn View Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **ANTOINETTE D. KING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOF PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** 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:

Lying in Davidson County, Tennessee, being part of Lot No. 8 in the Clifton Plan of Lots, as of record in Book 21, Page 35, R.O.D.C. Tennessee, described according to a survey made by S.M. McMurray Engineering Company, March 9 as follows:

Beginning at an iron pin on the Westerly margin of 39th Avenue North formerly Watson Street, at a point 300.5 feet North of the Northerly margin of Delaware Avenue. Said point being 34 feet North of the Northeast corner of the property conveyed to Henry Roland and wife, by deed from Jno C. Fleming of record in Book 289, page 287, said Register's Office, thence with said Avenue Northwardly 39.2 feet to an iron pin on the dividing line between Lot Nos. 8 and 11; thence with said dividing line Westwardly 176.5 feet to an iron pin in the Easterly margin of an alley; thence with said alley, Southwardly 43.6 feet to an iron pin. 34 feet North of the Northwest corner of said Roland Property; thence Eastwardly 176.2 feet to the beginning.

Being the same property conveyed to Antoinette D. King by Warranty deed from Michael W. Cothern of record in Instrument No. 20150428-0037788 Register's Office for Davidson County, Tennessee, dated April 03, 2015 and recorded on April 28, 2015.

This Instrument was executed on behalf of Antoinette D. King, by Adam Jefferson pursuant to the Power of Attorney executed by Antoinette D. King on March 23, 2020, of record in Instrument Number 20200401-0034788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 35, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **611 39th Ave N, Nashville, Tennessee 37209**.

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 hand this the 31st day of March, 2020.

Antoinette D. King by Adam H. Jefferson as attorney in fact

Antoinette D. King by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANTOINETTE D. KING, and who acknowledged he/she/they executed the same as the free act and deed of the said ANTOINETTE D. KING.

Witness my hand and official seal, this the 31st day of March, 2020.

Megan Paulus

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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