39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 426368 **DEEDWARR**
06/25/2020 02:39:10 PM 2 pgs
Fees: $13.00 Taxes: $887.63

20200625-0068964

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

ANGELA K. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RJP Holdings, LLC, an Illinois liability company	NASB	13306027900
(NAME)	(NAME)	
227 Wheeler Avenue	12498 S 71 Highway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Grandview, MO 64030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lex & Co. LLC a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RJP Holdings, LLC, an Illinois liability company,** hereinafter called the GRANTEES, their heirs 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. **1**, as shown on the map entitled the Final Plat of Collins' Wheeler Avenue Property, of record in Instrument No. 20151208-0123679, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lex & Co, LLC a Tennessee Limited Liability company, by deed of record in Instrument NO. 20190725-0072990, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 227 Wheeler Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 24th day of June, 2020.

- member

Lex & Co. LLC a Tennessee Limited Liability Company

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Alex Lipsoiz with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the MEMBER of Lex & Co. LLC a Tennessee Limited Liability company and that he as such MEMBER executed the foregoing instrument for the purposes therein contained by signing the name of Lex & Co. LLC a Tennessee Limited Liability Company by himself as MEMBER.

WITNESS my hand and seal this 24th day of June, 2020.

Notary Public
My Commission Expires:

File No.: 14747

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022