THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 426631 DEEDWARR
06/26/2020 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20200626-0069277

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
GITI3 Properties, LLC 447 N Robinwood Drive Los Angeles, CA 90049	GITI3 Properties, LLC 26 Inverary Drive, Nashville, TN 37215	119-09-0-270

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **William M. Lucus and Alyssa A. Lucus, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **GITI3 Properties, LLC, a Limited Liability Company**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property 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 Part of Lot 17 in the Sub-division of the Tanksley Property on the Nolensville Road, a Plan of which Subdivision if of record in Book 547, Page 56, Register's Office for Davidson County, Tennessee. Said Lot No. 17 fronts 50 feet on the Northerly side of Collier Avenue and runs back Northerly between parallel lines 153 feet to an alley. The said property begins at a point on the Easterly line of the said Tanksley Property at a distance of 318 feet Southerly from the Timmons Lake and runs Westerly from thence at right angles 153 feet to a 15 foot alley; thence Easterly at right angles 50 feet to the said Easterly line of said Tanksley Property; thence 153 feet Southerly with the said Easterly line of said Tanksley Property to the beginning.

The subject property includes a portion of an unnumbered alley, now closed, located at the rear of the above described lot as set out in Metropolitan Council Bill No. 68-675, approved December 19, 1968.

Being the same property conveyed to William M. Lucas and Alyssa A. Lucas, husband and wife, by Warranty Deed from Hozan M. Barwari, of record on May 6, 2016, at Instrument No. 20160506-0045152, Davidson County Register of Deeds.

This is property commonly known as 300 Collier Avenue Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 25th **day of June, 2020:**

William Lucus

Alyssa Lucus

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Lucus and Alyssa Lucus,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25 day of June, 2020:

Notary Public

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$329,900.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 25th DAY OF June, 2020.

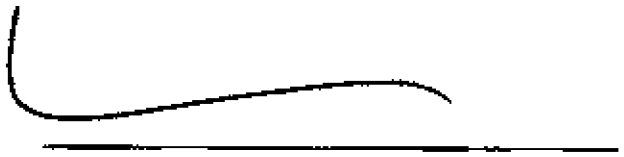
Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

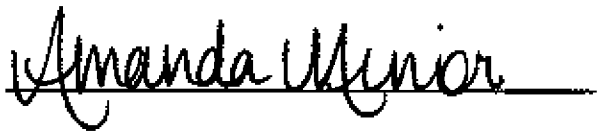
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

