Karen Johnson Davidson County
Batch# 467460 DEEDWARR
09/01/2020 09:23:30 AM 2 pgs
Fees: $13.00 Taxes: $3,285.60
20200901-0099054

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20080291S1**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $888,000.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2020. Notary Public My Commission Expires: _____

MAKEYSHA SORENSEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires June 26, 2021

WARRANTY DEED

Address New Owner: Morgan Lankford and William Lankford III 142 39th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0 202.00

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, **39th Avenue LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William David Lankford III and Morgan Broussard Lankford, Husband and Wife,** ("Grantees"), 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 Lot No. 86 on the Plan of Part of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 39Th Ave, LLC, A Tennessee Limited Liability Company, by Warranty Deed, from Chad Thomas and Brad Perry and Heather Thomas and Chad Thomas, Administrator, of record in Instrument No. 20160822- 0087517, in the Register's Office of Davidson County, Tennessee, dated August 17, 2016 and recorded on August 22, 2016.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF WEST GROVE SUBDIVISION, as recorded in Plat Book 421, Page(s) 109.

This is improved property located at 142 39th Avenue North Nashville TN 37209

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 27th day of August, 2020.

39th Avenue LLC

BY: _____
L. Ed Gaw, Jr., Authorized Agent

BY: _____
Steve Thomas, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, L. Ed Gaw, Jr. and Steve Thomas, with whom I am personally acquainted, and who acknowledged themselves to be the Authorized Agents of 39th Avenue, LLC, the within named bargainer, and that they as such Authorized Agents, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Authorized Agents.

Witness my hand, at office, this 27th day of August, 2020.

_____
Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____

ommission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE Nnotary PUBLIC WILLIAMSON COUNTY