Karen Johnson Davidson County
Batch# 509696 DEEDWARR
11/06/2020 10:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20201106-0130405

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of November, 2020.

Notary Public

Commission Expiration:

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| H&W Investments, LLC<br>1815 Pearl Street<br>Nashville, TN 37203 | SAME AS NEW OWNER. | -092-12-0-005.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William B. Lawrence** a married man **and Harry E. Lawrence,** a married man **and Frederick S. Lawrence,** a married man HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H&W Investments, LLC, A Tennessee Limited 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:

Property known as: 1815 Pearl Street, Nashville, TN 37203, County of Davidson

Being the westerly 30 feet of Lot No. 9 and the easterly 10 feet of Lot No. 10, on the Map of Power Property (erroneously referred to as Powell Property in prior deeds of record), of record in Book 421, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said parts of said Lots adjoin and front together 40 feet on the southerly side of Pearl Street and run back between lines 150 feet to an alley.

Being the same property previously conveyed to Harry E. Lawrence and wife, Linda Hochberg, by Warranty Deed from Lawrence Bros., LLC, dated 12/10/2004 and recorded 12/13/2004 in Instrument No. 20041213-0147956, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William B. Lawrence and Harry E. Lawrence and Frederick S. Lawrence, by Quitclaim Deed from Harry E. Lawrence and wife, Linda Hochberg, dated 12/10/2004 and recorded 12/13/2004 in Instrument No. 20041213-0147958, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 092-12-0-005.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as 1815 Pearl Street, Nashville, TN 37203**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 1815 Pearl Street, Nashville, TN 37203**

**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 unemcumbered, 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 hand this 3rd day of November, 2020.

WILLIAM B. LAWRENCE BY HARRY E. LAWRENCE A.I.F.
William B. Lawrence
By: Harry E. Lawrence, Attorney in Fact

Harry E. Lawrence

FREDERICK S. LAWRENCE BY HARRY E. LAWRENCE A.I.F.
Frederick S. Lawrence
By: Harry E. Lawrence, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **3rd day of November, 2020,** before me, appeared **Harry E. Lawrence,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **William B. Lawrence**, and that said instrument was signed in behalf of the said **William B. Lawrence**, by himself as attorney-in-fact.

Witness my hand and official seal at office this 3rd day of November, 2020.

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

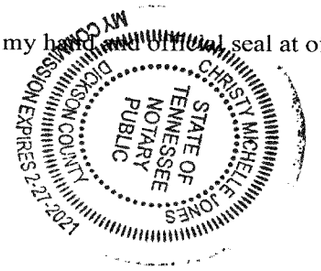
Notary Public
Commission Expiration:

LTE File No.: 20-2640TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **3rd day of November, 2020**, before me personally appeared **Harry E. Lawrence**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of November, 2020.

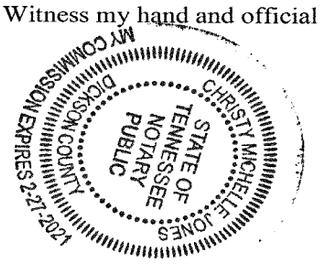



Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **3rd day of November, 2020,** before me, appeared **Harry E. Lawrence,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Frederick S. Lawrence**, and that said instrument was signed in behalf of the said **Frederick S. Lawrence**, by himself as attorney-in-fact.

Witness my hand and official seal at office this 3rd day of November, 2020.




Notary Public
Commission Expiration:

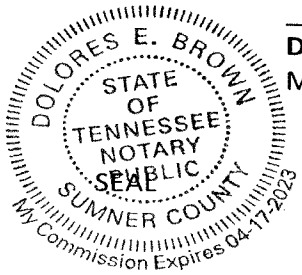
# True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Fancy Behme**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




**Dolores E. Brown**
My Commission Expires: 4-17-2023