Karen Johnson Davidson County
Batch# 518510 DEEDWARR
11/19/2020 09:35:30 AM 4 pgs
Fees: $23.00 Taxes: $148.00
20201119-0136178

3

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
William Fay **1264 Lewis Street** **Nashville, TN 37210**	**New Owner**	**105-04-0-278.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$40,000.00**

Affiant

Sworn to and subscribed before me this 17th day of November, 2020.

Notary Public

My commission expires: 12/6/21

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires September 6, 2021

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **THOMAS G. LUKEN** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **WILLIAM FAY, MARRIED** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is unimproved property known as **1246 Lewis Street, Nashville, 37210, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

The undersigned, Marie Therese Luken, spouse of Thomas G. Luken, joins in the execution of this instrument for the purpose of conveying to the Grantee all her right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The said Thomas G. Luken and Thomas George Luken, Sr. are one in same person.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 17th day of November 2020.

GRANTOR:

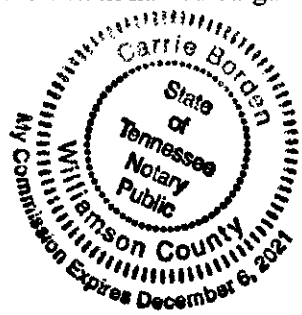
Thomas G. Luken, by Paul Anthony Pigue, attorney-in-fact
Thomas G. Luken, by Paul Anthony Pigue, attorney-in-fact

Marie Therese Luken, by Paul Anthony Pigue, attorney-in-fact
Marie Therese Luken, by Paul Anthony Pigue, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul Anthony Pigue, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Thomas G. Luken, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Thomas G. Luken, the within named bargainor by the said Paul Anthony Pigue, as such Attorney-in-fact.

Carrie Borden
Notary Public
My Commission Expires: 12/6/21



STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul Anthony Pigue, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Marie Therese Luken, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Marie Therese Luken, the within named bargainor by the said Paul Anthony Pigue, as such Attorney-in-fact.

Carrie Borden
Notary Public
My Commission Expires: 12/6/21

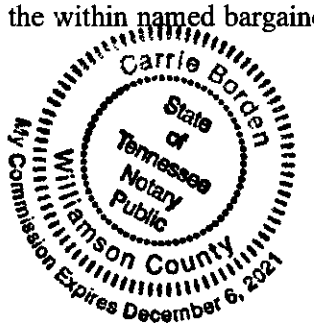


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 24, as shown on the map entitled Old Fair Grounds Subdivision, of record in Book 21, page 116, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Lewis Street, formerly East Hill Street; said point being the northwesterly corner of the within described tract and the southwesterly corner of the property conveyed to Julius Doochin and wife, Sonia Doochin, by instrument of record in Book 4162, page 503, said Register's Office; thence eastwardly along Doochin's southerly boundary 200 feet more or less to a point, said point being the northeasterly corner of the within described tract; thence in a southerly direction along the westerly boundary of the property conveyed to John Otey, of record in Book 5016, page 477, said Register's Office, a distance of 30 feet to a point, said point being the southeasterly corner of the within described tract; thence in a westerly direction along the northerly boundary line of property conveyed to Malcolm L. Barrett and wife, Rachel S. Barrett, by instrument of record in Book 3709, page 321, said Register's Office, a distance of 200 feet, more or less, to a point in the easterly margin of said street; thence in a northerly direction along said easterly margin of said street a distance of 30 feet to the point of beginning.

Being the same property conveyed to GEORGE C. LUKEN AND WIFE, LENORA H. LUKEN, by deed from PAMELA A. MERRILL, of record in Book 7703, page 232, dated November 14, 1988, said Register's Office.

GEORGE C. LUKEN died on or about August 12, 2001, leaving LENORA H. LUKEN as the surviving tenant by the entirety.

LENORA H. LUKEN died intestate on or about April 22, 2012, leaving ANN L. MAYFIELD, MARY LEE DOROUGH, GEORGE C. LUKEN, JR, THOMAS G. LUKEN AND JANET L. MORGAN as her only heirs at law. For further reference see Affidavit of Heirship of record as Instrument No. 20181010-0100488, said Register's Office.

ANN L. MAYFIELD, MARY LEE DOROUGH, GEORGE C. LUKEN, JR AND JANET L. MORGAN conveyed their interest in said property to THOMAS G. LUKEN, by Quitclaim Deed of record as Instrument No. 20181010-0100489, dated October 10, 2018, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
2. Matters shown on the Plan of record in Book 21, page 116, said Register's Office.