WARRANTY DEED

Karen Johnson Davidson County
Batch# 552227 DEEDWARR
01/12/2021 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20210112-0005117

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2021.

_____
Notary Public

MY COMMISSION EXPIRES: 2-26-24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L & Y Holdings, LLC	New Owner	Map & Parcel 095 09-0 044.00
(NAME)	(NAME)	
1818 Tyne Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, David A. Morton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto L & Y Holdings, LLC, 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:

A Tract of land in the 3rd Formerly the 15th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, September 14, 1950, as follows:

Beginning in the center of the Lebanon Pike 79.6 feet west of the northwest corner of a tract of land owned by Frank Brent; thence with the center of said Pike westwardly 70.4 feet; thence North 31 degree 35' East 314.2 feet; thence North 35 degrees 52' East 87.6; thence North 33 degrees 27' West 294.5 feet to the beginning.

Being the same property conveyed to David A. Morton by deed from Jacqueline Cyr of record in Instrument 20080304-0021781, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 4337, Page 218, said Register's Office.

David Morton and David A. Morton are one and the same person.

Lisa Finch executed this instrument on behalf of David A. Morton pursuant to a Power of Attorney of record in Instrument No. 202101120005116, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1915 Lebanon Pike, Nashville, TN 37210
(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 hand this 11th day of January, 2021.

David A. Morton by Lisa Finch, Attorney-in-Fact Attorney in Fact

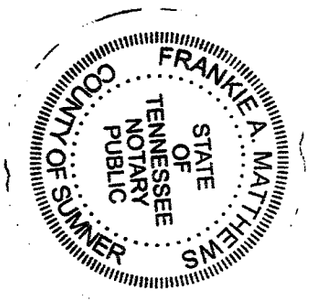
STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lisa Finch as Attorney-in-Fact for David A. Morton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 11th day of January, 2021.

Notary Public
My commission expires: 2-26-24



202101120005117

True Copy Certification

I, KATHY LEE, 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.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON