This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $225,000.00.

Affiant

Subscribed and sworn before me this the 19 day of April, 2021.

Notary Public
My commission expires: 9/18/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lily Lake Properties, LLC	Lily Lake Properties, LLC.	053-12-0 152.00
601 LAKEMEADE PT	601 Lakemeade Pt.	
Old Hickory, TN 37138	Old Hickory, TN 37138	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANCES DENISE WILSON A/K/A FRANCES D. LAPHAM AND JONATHAN LAPHAM, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LILY LAKE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 7 in Block 17 of the Dabbs and Elliot Subdivision, of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot Number 7 fronts 50 feet on the westerly side of 30th Street and runs back between parallel lines 144 feet to a 10-foot alley, the southerly boundary of said lot running along the northerly boundary line of Dabbs Avenue.

Being the same property conveyed to Frances Denise Wilson, by Special Warranty Deed dated 7/13/2004, from the Secretary of Veterans Affairs, an Officer of the United States of America, in Instrument No. 20040809-0095727, Register's Office for said County.

The said Frances Denise Wilson and Frances D. Lapham are one in the same person.

Jonathan Lapham, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 301 30th Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 615732 DEEDWARR
04/15/2021 10:31:56 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20210415-0050294

Witness my hand this the 13 day of April, 2021.

Frances Denise Wilson a/k/a Frances D. Lapham

Jonathan Lapham

STATE OF ~~TENNESSEE~~ Kentucky WCB
COUNTY OF Barren

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frances Denise Wilson a/k/a Frances D. Lapham and Jonathan Lapham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of April, 2021.

My commission expires: 3/19/2024

Notary Public

WENDY LEE BARTLEY
NOTARY PUBLIC
Kentucky, State At Large
Commission # KYNP4258
My Commission Expires 3/19/2024

FDL