Karen Johnson Davidson County
Batch# 869386 DEEDWARR
06/10/2022 09:37:22 AM 3 pgs
Fees: $18.00 Taxes: $16,650.00

20220610-0066146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 4,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA S. FISHBURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 7-9-2024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis & Smith Enterprises, LLC	New Owner	092-16-0-293.00
(NAME)	(NAME)	
1300 Division Street, Suite 307		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

LEWIS INVESTMENT COMPANY, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEWIS & SMITH ENTERPRISES, 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:

Tract I

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of O.B. Hayes' Small Lots, as of record in Plan Book 1, Page 81, Chancery Court at Nashville, described according to a survey made in 1911, as follows:

Beginning on the Westerly margin of 20th Avenue South, at the corner of Lots Nos. 193 and 194; thence with the Westerly margin of said avenue Northwardly 73.3 feet to the Southeasterly margin of an alley; thence with said alley Southwestwardly 108.4 feet; thence Eastwardly 80.6 feet to the beginning.

Being the same property conveyed to James A. Lewis and wife, Hilda M. Lewis, as to an undivided one-half interest; to David F. Sherrill and wife, Fay Sherrill, as to an undivided one-fourth interest and to James Radford Sherrill, Jr. and wife, Gail Sherrill, as to an undivided one-fourth interest, as tenants in common, by Warranty Deed from George Nicholas Spiva and Vianda Hale Hill, of record in Book 5337, Page 440, in the Register's Office of Davidson County, Tennessee, dated September 8, 1978, and recorded on September 13, 1978.

Being the same property conveyed to Lewis & Sherrill Properties, Inc., by Quitclaim Deed from James A. Lewis and wife, Hilda M. Lewis, David F. Sherrill and wife, Fay Sherrill, and James Radford Sherrill, Jr., and wife, Gail Sherrill, of record in Book 5745, Page 384, in the Register's Office of Davidson County, Tennessee, dated May 12, 1981, and recorded on May 14, 1981.

Being the same property conveyed to Lewis Investment Company, Inc., by Quitclaim Deed from Lewis & Sherrill Properties, Inc., of record in Book 6786, Page 497, in the Register's Office of Davidson County, Tennessee, dated February 18, 1986, and recorded on February 20, 1986.

Tract II

Land in Davidson County, Tennessee, being Lot No. 194 on the Map of O.B. Hayes of record in Plan Book 1, Page 81, Chancery Court at Nashville.
Said Lot No. 194 fronts 50 feet on the Westerly side of 20th Avenue South and runs back between lines to an alley, the distance not being shown, on which it measures 59 feet.

Tract III

Land in Davidson County, Tennessee, being part of Lot No. 195 and all of Lot No. 196 on the Plan of O.B. Hayes' Addition to Nashville, of record in Plan Book 1, Page 81, of the Chancery Court at Nashville, and described according to a survey made by John Kohl dated October 6, 1978, as follows:

Said Lot No. 196 and part of Lot No. 195 adjoin together and front 100 feet on the Westerly side of 20th Avenue South and run back 150 feet on the Southerly line and 134 feet, more or less, on the Northerly line to a line in the rear, which is a broken line, measuring a total of 101 feet, more or less.

Being the same property conveyed to Lewis Investment Company, Inc., by Warranty Deed from Harrison Y.N. Yang and wife, Holing Yang, of record in Book 9052, Page 915, in the Register's Office of Davidson County, Tennessee, dated August 19, 1993, and recorded on August 19, 1993. (as to Tracts II and III)

Said conveyance being corrected by that certain instrument of record in Instrument No. 20070209-0017243 in the Register's Office of Davidson County, Tennessee, dated August 19, 1993, and recorded on February 9, 2007.

Said conveyance being further corrected by that certain instrument of record in Instrument No. 20070222-0022082 in the Register's Office of Davidson County, Tennessee, dated August 19, 1993, and recorded on February 22, 2007.

Lewis Investment Company, Inc.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is *IMPROVED* property commonly known as 907-911 20th Avenue South, Nashville, TN 37212.

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 3rd day of June, 2022.

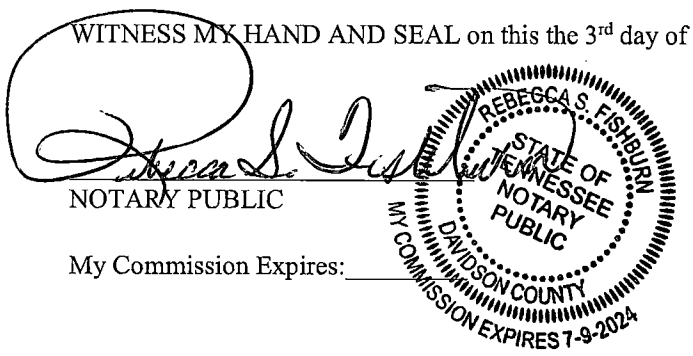
LEWIS INVESTMENT COMPANY, INC.,
a Tennessee Corporation

BY:_____
James Bryan Lewis, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned officer, personally appeared **James Bryan Lewis**, who acknowledged himself to be the President of Lewis Investment Company, Inc., the within named bargainor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND AND SEAL on this the 3rd day of June, 2022.



NOTARY PUBLIC

My Commission Expires:_____

LT&E File #19252