SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 873302 DEEDWARRSP
06/16/2022 04:15:25 PM 2 pgs
Fees: $13.00 Taxes: $22,200.00

20220616-0069277

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
706 19th Avenue North, LLC	New Owner	092-07-0-329.00
(NAME)	(NAME)	
4501 Nebraska Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **David S. Lawson Properties LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **706 19th Avenue North, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows, to wit:

BEING parts of Lots Nos. 1, 2, 3, 4, and 5 on the Plan of Bostick's Subdivision of Lot No. 140 of the McNairy Mansion House Tract, of record in Book 21, Page 99, said Register's Office; part of Lot No. 17 on the Plan of Harding Lytle Tract, of record in Book 21, Page 102, said Register's office; and the southerly part of Lot 2 on the Plan of Fulcher's Subdivision of said Lot No. 17 of the Harding Lytle Tract, of record in Plan Book 1, Page 95, Chancery Court at Nashville, described as follows:

BEGINNING at the northeast corner of 19th Avenue North, formerly Walnut Street, and what was formerly a 20 foot alley (now in Nashville-Chattanooga & St. Louis Railway), said point being the southwest corner of the Lot conveyed to J. B. Ransom & Company by the widow and heirs of Martin Murphy, deceased. by deed of record in Book 148 Page 8, said Register's Office; running thence northwardly with the easterly margin of said Avenue 181 feet to the northwest corner of a Lot conveyed by Mary Wright to J. B. Ranson & Company by deed of record in Book 353, Page 284, said Register's Office; thence eastwardly with the north line of said Wright lot, it being the south line of Nashville Terminal Company's property, 112 feet to a point; thence northwardly with the old line between the Harding and McNairy property (it being the east line of said Nashville Terminal Company's property) 41 feet to a point in the south margin of said Nashville Terminal Company Railroad right-of-way; thence eastwardly with the south line of said right-of-way 8.5 feet to a point; thence southwardly 158 feet to the point where the east line of said Murphy lot crosses the south line of Lot No. 2 in Boatick's Subdivision of Lot No. 140 in McNairy's Mansion House Tract; thence southwardly, with the east line of said Murphy lot, 50 feet to the line of the former 20 foot alley, now the Nashville-Chattanooga & St. Louis Railroad; thence with the south line of the said Murphy lot and the Railway westwardly 153 feet to the beginning.

BEING the same property conveyed to David S. Lawson Properties, LLC, by Warranty Deed from Wirt L. Piper and wife, Sonya S. Piper, dated May 2, 2014, of record in Instrument No. 20140506-0038294, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 706 19th Ave. N, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other..

Witness my/our hands this 15th day of June, 2022.

David S. Lawson Properties LLC, a Tennessee limited liability company

David S. Lawson

David S. Lawson, Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, David S. Lawson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of David S. Lawson Properties LLC, a Tennessee limited liability company and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 15th day of June, 2022.

Notary Public
My Commission Expires: _____

File No.: 35086

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024