WARRANTY DEED

Karen Johnson Davidson County
Batch# 194645 DEEDWARR
02/12/2019 02:29:37 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20190212-0013207

A-HG-19-916

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hensley Group LLC, A Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**092-04-0-166.00**
2017 Rolling Creek Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAN CARNELL WALLACE, A SINGLE PERSON AND SADARIA LAMAR WALLACE, A MARRIED PERSON AND JAMES WALLACE, JR., A SINGLE PERSON AND ADONNA MADEESE WALLACE KERSEY, A SINGLE WOMAN AND SHEILA ANN WALLACE WILKES, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENSLEY GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bainbridge's Resubdivision of Lots 77, 78, 79, 80, 101, 102, 103 and part of 104, Thos. Hardings Plan of record in Book 2330, Page 164, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the easterly margin of 14th Avenue North at the corner of Lots 4 and 5; thence with the line between said lots northeasterly 109.69 feet to a point; thence northwesterly 55.01 feet to the southerly margin of an alley; thence with the margin of said alley southwesterly 88.78 feet to the beginning of a curve; thence around said curve southerly 31.64 feet to the easterly margin of 14th Avenue North; thence with the margin of the same southeasterly 34.78 feet to the point of beginning.

Being the same property conveyed to James Wallace, Sr. and wife, Emma G. Wallace by Warranty Deed from B and D Development Company, a Tennessee Corporation of record in Book 2811, Page 485, Register's Office for Davidson County, Tennessee, dated October 23, 1958 and recorded on October 23, 1958.

Emma G. Wallace died March 21, 2011, leaving James Wallace, Sr. surviving tenant by the entirety. James Wallace, Sr. died January 6, 2017, Last Will and Testament admitted to Probate Court for Davidson County, Tennessee as Docket No, 17P-828.

Being the same property conveyed to Jan Carnell Wallace, Adonna Madeese Wallace Kersey (now Green), Sadaria Lamar Wallace, Sheila Ann Wallace Wilkes, and James Wallace, Jr. by Quitclaim Deed from James Wallace, Jr. and Sadaria Lamar Wallace, as said Co-Executors of the Last Will and Testament of James Wallace, Sr. of record in Instrument No. 20180622-0060421, Register's Office for Davidson County, Tennessee, dated March 21, 2018 and recorded on June 22, 2018.

**For the purpose of this conveyance, the subject property was not the Grantors primary marital residence.

Being also known as 916 14th Ave North, Nashville, Tennessee 37208.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 2330, Page 164, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **916 14th Ave North, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11 DAY OF FEBRUARY, 2019.

JAN CARNELL WALLACE BY James Wallace Jr AS ATTORNEY-IN-FACT
Jan Carnell Wallace by James Wallace, Jr as Attorney-in-Fact

Sadaria Lamar Wallace
Sadaria Lamar Wallace

James Wallace Jr
James Wallace, Jr.

ADONNA MADEESE WALLACE KERSEY BY James Wallace Jr AS ATTORNEY-IN-FACT
Adonna Madeese Wallace Kersey by James Wallace Jr as Attorney-in-Fact

Sheila Ann Wallace Wilkes
Sheila Ann Wallace Wilkes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WALLACE JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAN CARNELL WALLACE AND ADONNA MADEESE WALLACE KERSEY, and who acknowledged he/she/they executed the same as the free act and deed of the said JAN CARNELL WALLACE AND ADONNA MADEESE WALLACE KERSEY.

Witness my hand and official seal, this the 11th of February, 2019.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SADARIA LAMAR WALLACE, JAMES WALLACE, JR. AND SHEILA ANN WALLACE WILKES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2019.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212