WARRANTY DEED

Karen Johnson Davidson County
Batch# 197397 DEEDWARR
02/21/2019 09:33:33 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80

20190221-0015704

KRISTY D. COLE
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$274,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2019.

Notary Public

My commission expires: 1-6-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kerrie K. Johnson Lara Kirby Key	Kerrie K. Johnson Lara Kirby Key	Map 104-13-0-A Parcel 058.00co
401 Bowling Avenue, #51	100 Westminster Place	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hospice Net, Inc., a Tennessee corporation, devisee under the Will of James M. Felts, joined by Ross Franklin Sanders, Executor of the Estate of James M. Felts

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

Kerrie K. Johnson, married, and Lara Kirby Key, married, as tenants in common

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:

Land in Davidson County, Tennessee, being Building Site No. 58, on the Site Plan of Richmeade Place, Section Four, as of record in Book 5210, Page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James M. Felts, a single person, by Deed dated August 24, 1979 from Ivar E. Berg and wife, Winifred M. Berg, of record in Book 5488, Page 750, Register's Office for Davidson County, Tennessee. James Miller Felts (also known as James M. Felts) having died testate on January 24, 2018, leaving a Last Will and Testament which has been admitted to probate under Case No. 18P894, filed June 6, 2018, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Pursuant to said Will, the property was devised to Hospice Net, Inc. Pursuant to Court Order dated August 17, 2018, Ross Franklin Sanders was installed as the Authorized Agent and Manager of the Entity, Hospice Net, Inc. The sale was further authorized by Orders in the Estate case filed January 24, 2019 and February 8, 2019.

This instrument is being executed on behalf of Hospice Net, Inc,, by Ross Franklin Sanders, as Authorized Agent and Manager, according to court order under Case No. 18P8944, filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5210, Page 16, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Richmeade Place, of record in Book 4941, Page 637, and By-Laws attached thereto, and Supplemental Declaration of record in Book 5238, Page 385, Register's Office for Davidson County, Tennessee. (3) By-Laws of Richmeade Place Homeowners' Association, Inc. of record in Book 5036, Page 338, and Book 5213, Page 945, Register's Office for Davidson County, Tennessee. (4) Grant of Easement by and between Comcast of Nashville, LLC and Richmeade Place Homeowners' Association of record in Instrument No. 20140328-0025605, said Register's Office. (5) Easement for ingress/egress of record in Book 4860, Page 44, said Register's Office. (6) Charter and Articles of Incorporation of Richmeade Place Homeowners' Association, Inc. of record in Book 4942, Page 633, Register's Office for Davidson County, Tennessee. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **401 Bowling Avenue, #51, Nashville, TN 37205**

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 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/our hand(s) this **15th** day of **February, 2019.**

Hospice Net, Inc. a Tennessee corporation

BY: Ross Franklin Sanders, Mgr.
Ross Franklin Sanders, Authorized Agent and Manager

Ross Franklin Sanders, executor
Ross Franklin Sanders, Executor of the Estate of James M. Felts

STATE OF T ENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Ross Franklin Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Agent and Manager** of the **Hospice Net, Inc., a Tennessee corporation**, within named bargainor, a corporation, and that he as such **Authorized Agent and Manager** , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such **Authorized Agent and Manager.**

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **February, 2019.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF T ENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ross Franklin Sanders, Executor of the Estate of James M. Felts,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **February, 2019.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21