WARRANTY DEED

Karen Johnson Davidson County
Batch# 199365 **DEEDWARR**
02/26/2019 01:42:03 PM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20190226-0017399

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $655,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF FEBRUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5443B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
IMAC Ventures, Inc.	owner	158-03-0-012.00
116 White River Lane		
Defiance, MO 63341		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KATHLEEN WOLFINGTON CORBITT N/K/A KATHLEEN WENZLER, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IMAC VENTURES, INC.

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 63 on the Plan of Hillsboro Park, Section II of record in Plat Book 2331, Page (s) 61 and 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathleen W. Corbitt and husband, Arthur T. Corbitt, Jr., by Warranty deed from William B. Clark, Jr., married of record in Instrument No. 20050829-0103486 Register's Office for Davidson County, Tennessee, dated August 23, 2005 and recorded on August 29, 2003. (Value of consideration shown in aforementioned deed $382,000.00.)

Being the same property conveyed to Kathleen Wolfington Corbitt by Quitclaim deed from Arthur Thomas Corbitt, Jr., of record in Instrument No. 20160203-0010642 Register's Office for Davidson County, Tennessee, dated October 09, 2015 and recorded on February 03, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 6124 Montcrest Drive, Nashville, TN 37215

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 in 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 on the 25th day of February, 2019.

Kathleen Wolfington Corbitt n/k/a Kathleen Wenzler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kathleen Wolfington Corbitt n/k/a Kathleen Wenzler, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of February, 2019.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-5443B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027