This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191645 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$129,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 26th day of March, 2019. Notary Public My Commission Expires: 8-22-21

TW190709

WARRANTY DEED

Karen Johnson Davidson County
Batch# 213152 DEEDWARR
04/03/2019 09:34:09 AM 2 pgs
Fees: $13.00 Taxes: $477.30
20190403-0030055

THIS INDENTURE, made this 26th day of March, 2019, among:

FAULKNER HOLDINGS GROUP, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ROBERT TOWNSEND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Southerly One Half of Lot No. 2 on the Plan of Zone Lot Division, Lots 2, 3 & 4, Justin Towne, Section One of record in Plat Book 5200, Page 473, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly right of way of Anderson Road, said point being the Southeast corner of Lot Number 2, thence North 555 degrees 25 minutes 49 seconds West 146.83 feet to a point; thence North 44 degrees 53 minutes 20 seconds East 33.33 feet to a point; thence South 58 degrees 14 minutes 20 seconds West 139.95 feet to a point; thence with the Westerly right of way of Anderson Road in Southerly direction 39.66 feet to the point of beginning and containing an area of 5,189 square feet more or less.

Being the same property conveyed to Faulkner Holdings Group, LLC by Warranty deed from Nashville RE Ventures I, LLC of record in Instrument No. 20151210-0124284 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 10, 2015. (Value of consideration shown in aforementioned deed $74,000.00.) Being also known as 3258 Anderson Rd Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Faulkner Holdings Group, LLC

BY: _____
Jay Tyler Faulkner, member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jay Tyler Faulkner, member of Faulkner Holdings Group, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of March, 2019.

_____
Notary Public
My Commission Expires: _____

MARILYN GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Owner Name & Property Address:

Name: Robert Townsend
Address: 3258 Anderson Rd
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Robert Townsend
Address: 3258 Anderson Rd
City, State, Zip: Antioch, TN 37013

Tax ID: 150-03-0-104.00