WARRANTY DEED

File #2018-339

Karen Johnson Davidson County
Batch# 218129 DEEDWARR
04/16/2019 08:58:04 AM 2 pgs
Fees: $13.00 Taxes: $8,140.00

20190416-0034521

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,200,000.00. **(DO NOT PUBLISH)**

Hillary Torrence
Affiant

Subscribed and sworn to before me on April 15, 2019.

NOTARY PUBLIC
My Commission Expires: 2/24/23

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Pekka Rinne 197 Robin Hill Road Nashville, TN 37205	New Owner	129-07-0-061.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HEADDEN REAL ESTATE, LLC, A WYOMING CLOSE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **PEKKA RINNE, AN UNMARRIED MAN,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 40B, as shown on the map entitled Resubdivision of Lot 40, West Meade Farms, Inc., Section I, of record as Instrument No. 20070302-0026024, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Headden Real Estate LLC, by deed from Tara E. Cavazos and husband, Gary Cavazos, of record as Instrument No. 20160602-0055523, dated June 1, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 197 Robin Hill Road, 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on April 12, 2019.

Grantor:

Headden Real Estate, LLC, a Wyoming close limited liability company

By: _____
Henry H. Headden, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Henry H. Headden, 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 Manager (or other officer authorized to execute the instrument) of Headden Real Estate, LLC, the within named bargainor, a Wyoming close limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company as Manager.

Witness my hand, at office, this 12th day of April, 2019.

_____
Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY