Karen Johnson Davidson County
Batch# 219194 DEEDWARR
04/17/2019 02:35:14 PM 2 pgs
Fees: $13.00 Taxes: $562.40
20190417-0035384

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Hensley Group LLC
2017 Rolling Creek Drive
Murfreesboro, TN 37128

MORTGAGEE

Same

SEND TAX BILL TO:
Hensley Group LLC
2017 Rolling Creek Drive
Murfreesboro, TN 37128

MAP 119
GROUP 02 0
PARCEL 193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **American Consulting Corporation, a Tennessee corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Hensley Group, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 159 on the Plan of Sterling Heights Subdivision of Section 5, as of record in Book 1835, Page 37, Register's Office of Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the southwesterly margin of Glenrose Avenue, being the common corner of Lots 159 and 160, thence southwestwardly 115 feet with the line between said lots to the common corner of Lots Nos. 158, 159, and 160; thence southwestwardly 115 feet with the line between Lots Nos. 158 and 159 to a point in the northwesterly margin of Sandra Drive; thence northeastwardly with said margin 95 feet to the beginning of a curve; thence northwardly 31.42 feet around said curve to a point in the southwesterly margin of Glenrose Avenue; thence northwestwardly with said margin 95 feet to the point of beginning.

Being the same property conveyed to American Consulting Corporation, by Quitclaim Deed from Capital Journey, LLC, dated February 14, 2019 and filed of record in Instrument No. 20190306-0020252, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 1835, page 37, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2201 Sandra Drive, Nashville, Tennessee 37210.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hensley Group, LLC, a Tennessee limited liability company, its successors 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 warrants that the

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ATC-19-2201

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, its successors 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 this the 10th day of April, 2019.

American Consulting Corporation, a Tennessee corporation

Dale Hire

By: Dale Hire, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dale Hire,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **American Consulting Corporation, a Tennessee corporation**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 10th day of April, 2019.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

Brian Mitchell

AFFIANT

Subscribed and sworn to before me on this 10th day of April, 2019.

Stacey Denson Palmer

NOTARY PUBLIC
My Commission Expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY