WARRANTY DEED

HENRY MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

A-GNP-19-509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 233300 **DEEDWARR**
05/22/2019 03:23:22 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190522-0048610

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Good Neighbor Properties, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**51-6-51.00**
2175 Neely's Bend Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KENNETH D. DAVIS AND VIRGINIA A. DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GOOD NEIGHBOR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Resubdivision of Lot 4 of Medical Center Plan, of record in Plat Book 6200, Page 891, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth D. Davis and wife, Virginia A. Davis by Quitclaim Deed from James Frazier and wife, Lisa Frazier, recorded July 31, 2012 in Instrument No. 20120731-0067503, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Frazier and wife, Lisa Frazier, as to a one-half undivided interest, and Kenneth D. Davis and wife, Virginia A. Davis, as to a one-half undivided interest, by Warranty Deed from William L. Underhill and wife, Sandra G. Underhill, recorded July 23, 2010 in Instrument No. 20100723-0057800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 3842, Page 6, Plat Book 4460, Page 158 and Plat Book 6200, Page 891, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3986, Page 435, Register's Office for Davidson County, Tennessee.
- Easement for Water Mains and Appurtenances of record in Book 6114, Page 751, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **509 Lentz Drive, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21 DAY OF MAY, 2019.

Kenneth D. Davis

Virginia A. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH D. DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA A. DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212