Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

Warranty Deed

Karen Johnson Davidson County Batch# 238182 DEEDWARR 06/04/2019 08:33:33 AM 2 pgs Fees: $13.00 Taxes: $7,344.50 20190604-0052828	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,985,000.00. Affiant Subscribed and sworn to before me, this the 31st day of May, 2019. Notary Public My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Pamela Elliott Gannon Trust dated March 26, 2018	NEW OWNER	13004011600
4210 Sneed Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FOCUS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAMELA ELLIOTT GANNON, TRUSTEE OF THE PAMELA ELLIOTT GANNON TRUST DATED MARCH 26, 2018**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Lots 1 & 2 Resubdivision of part of Lots 27 & 28 of the Bellemeade Annex Subdivision of record in Plat at Instrument No. 20170918-0095502, 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 a portion of the same property conveyed to Focus Builders, LLC by Warranty deed from Tracy Marks, unmarried of record in Instrument No. 20170105-0001168 Register's Office for Davidson County, Tennessee, dated December 27, 2016 and recorded on January 5, 2017. (Value or consideration as shown in aforementioned deed $825,000.00.) Being also known as 4210 Sneed Road Nashville, TN 37215.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4210 Sneed Road Nashville, TN 37215, but 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 GRANTEE(S), his/her/their heirs and

assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2019.

Focus Builders, LLC
By: _____
Seth M. Argo, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Steven T. Morris of the state and county mentioned, personally appeared Seth M. Argo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Focus Builders, LLC, the within named bargainor, a Limited Liability Company, and that such Seth M. Argo as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness ~~my hand and seal~~, at office in Nashville, TN this 31st day of May, 2019.

_____
~~Notary~~ Signature

Printed Name: Steven T. Morris

My commission expires: 5-3-21

