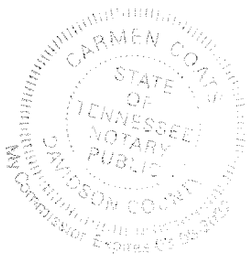
Karen Johnson Davidson County
Batch# 269967 DEEDWARR
08/12/2019 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20190812-0080246

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2019

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L.A.N.D. Group, LLC	NEW OWNER	08103038600
(NAME)	(NAME)	
270 MALLORY STATION RD		
(ADDRESS)	(ADDRESS)	
FRANKLIN, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE ADS of South Florida, LLC, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **L.A.N.D. Group, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of land or parcel of land in Davidson County, Tennessee, described as follows: to wit
Being Lot No. 28 on the plan of John A. Bell's Subdivision of the Mary J. Fox Lands, as of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for more complete and accurate legal description. Also, included in this conveyance a 2003 Fleetwood Home Serial #060676603

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument No. 20120427-0036252 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1707 Pecan Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 6th day of August, 2019.

ADS of South Florida, LLC

By: _____
James Barret, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James Barret 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 Authorized Agent of ADS of South Florida, LLC and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of ADS of South Florida, LLC by himself as Authorized Agent.

WITNESS my hand and seal this 6th day of August, 2019.

_____
Notary Public
My Commission Expires: _____

File No.: 14063

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5.2.2022

