# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,015,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2019.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 271044 **DEEDWARR**
08/14/2019 08:54:29 AM 2 pgs
Fees: $13.00 Taxes: $3,755.50

20190814-0080904

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert T. O'Bryan , Jr.<br>Alicia L. O'Bryan | | 131-01-0-059 |
| (NAME)<br>2219 Hobbs Road | (NAME)<br>**NEW OWNER** | |
| (ADDRESS)<br>Nashville, TN 37215 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Leonard Furman Group, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert T. O'Bryan, Jr. and Alicia L. O'Bryan, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 24 on the Plan of B. N. Summer Subdivision of record in Plat Book 1424, Page 23, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 100 feet on the Southerly side of Hobbs Road and runs back 239.35 feet on the Westerly line of 239.38 feet on the Easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Leonard Furman Group, Inc., a Tennessee Corporation by Warranty Deed from George W. Powell, a single man, filed for record on January 18, 2018, in Instrument Number 20180118-0005165, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **2219 Hobbs Road** (House Number) (Street) (P.O. Address) **Nashville TN** (City or Town) (State) **37215** (Postal Zip)

File No.: 1366-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, 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 12th day of August, 2019.

Leonard Furman Group, Inc., a Tennessee Corporation

By: _____
Fred Leonard, President

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**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Fred Leonard**, 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 **President of Leonard Furman Group, Inc.**, (the "Company") the within named bargainor, a Tennessee Corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and seal this 12th day of August 2019.

_____
Notary

Commission Expires: _____

