RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912239

Karen Johnson Davidson County
Batch# 275464 DEEDWARR
08/22/2019 01:59:35 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20190822-0084667

WARRANTY DEED

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2019.

NOTARY PUBLIC

My commission expires: 9-26-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liberty Investments LLC 319 Hickerson Dr., Ste. A Murfreesboro, TN 37129	Liberty Investments LLC 319 Hickerson Dr., Ste. A Murfreesboro, TN 37129	091 10 0 261.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHARLES D. MCNABB, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LIBERTY INVESTMENTS LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 65 feet of the westerly 150 feet of the northerly 195.9 feet of Lot No. 9 on the Map of the B.F. Cockrill Farm, as of record in book 161, Pages 134 and 135, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the center of Robertson Avenue; 85 feet easterly from the intersection of the center of Snyder Avenue (formerly Foster Street), with the center line of Robertson Avenue; thence southwardly and parallel with said Snyder Avenue 195.9 feet to a point; thence eastwardly and parallel with said Robertson Avenue, 65 feet to a point; thence northwardly 195.9 feet to the center of said Robertson Avenue; thence westwardly with the center of said Robertson avenue, 65 feet to the beginning.

Being that same property conveyed to Charles D. McNamm, an unmarried man, by Warranty Deed from James C. Harris and Audree J. Harris, dated 11/19/2009 and recorded in Instrument No. 20091207-0111569, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of August, 2019.

CHARLES D MCNABB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Charles D McNabb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of August, 2019.

Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22

