WARRANTY DEED

Karen Johnson Davidson County
Batch# 277032 DEEDWARR
08/27/2019 04:06:07 PM 2 pgs
Fees: $13.00 Taxes: $879.30

20190827-0086481

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$237,650.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of August, 2019.

Notary Public

My commission expires: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Radius Investments, LLC	**NEW OWNER**	**Map 102-04-0 Parcel 090.00**
3300 Nevada Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sojourners Group, LLC, an Arizona limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Radius Investments, LLC, a Tennessee limited liability company

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:

Land in Davidson County, Tennessee County, Tennessee, being Lot No. 745 on the Map of Charlotte Park, Section Twelve, of record in Book 2900, Page 127, Register's Office for Davidson County, Tennessee County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sojourners Group, LLC, by Deed dated April 15, 2019 from Joseph A. Goodfellow and wife, Dari L. Goodfellow, of record in Instrument No. 20190524-0049319, Register's Office for Davidson County, Tennessee County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 2900, Page 127, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **500 Wilclay Drive, Nashville, TN 37209**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-19-500

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 its hand by its duly authorized officer this **21st** day of **August, 2019.**

Sojourners Group, LLC, an Arizona limited liability company

By:_____, Manager
Sean Warren, Manager

STATE OF ARIZONA)
COUNTY OF Maricopa)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Sean Warren, 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 Manager of the Sojourners Group, LLC, an Arizona limited liability company, within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Manager.

Witness my hand and official seal at Gilbert (city), Arizona (state), this **21st** day of **August, 2019.**

CATHERINE ANN ROBERTS
Notary Public - Arizona
Maricopa County
Commission # 563731
My Comm. Expires May 21, 2023

Catherine Ann Roberts
Notary Public

My Commission Expires: 5-21-23