Name and Address of New Owner:
Kristin Gaskin Liney
1929 Riverwood Drive, Nashville, Tennessee 37216

Send Tax Bills To:
Kristin Gaskin Liney
1929 Riverwood Drive, Nashville, Tennessee 37216

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 073-01-0-019.00

Karen Johnson Davidson County
Batch# 284488 DEEDWARR
09/12/2019 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20190912-0092193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Country Club Investors, LLC a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Krista R. Gaskin-Liney, married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23, of Block "G" on the Map of Country Club Estates, of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 100 feet on the Northerly side of Riverwood Drive, formerly Williams Terry Road, and runs back 234.5 feet on the Westerly line and 157 feet on the Easterly line, to a dead line, measuring 62.5 feet thereon.

Being the same property conveyed to Country Club Investors, LLC a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, recorded September 4, 2018, of record in Instrument No. 20180904-0087105, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Leonard Amdur, recorded September 4, 2018, of record in Instrument No. 20180904-0087104, said Register's Office.

Also being the same property conveyed to Leonard Amdur, by Warranty Deed from Patricia S. Hughes, unmarried, recorded April 11, 2016, of record in Instrument No. 20160411-0034452, said Register's Office.

This is improved property known as 1929 Riverwood Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of September, 2019.

Country Club Investors, LLC a Tennessee limited liability company

By: _____
John Bell Jr, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2019, before me personally appeared John Bell Jr as Authorized Agent for Country Club Investors LLC, a Tennessee limited liability company, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of September, 2019.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 3-6-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $535,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Sworn to and subscribed before me this
9th day of September, 2019.

_____
Notary Public
My commission expires:_____
File No. 2019-529

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

