THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-2016
Parcel ID: 025-16-0-004.00

Karen Johnson Davidson County
Batch# 285475 DEEDWARR
09/13/2019 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20190913-0093176

Property Address:
820 Dickerson Pike, Goodlettsville, TN 37072

---Above This Line Reserved For Official Use Only---

# Warranty Deed

**Send Tax Statements To:**
Joshua Norris
820 Dickerson
Nashville TN 37072

**Address of New Owner:**
same

## KNOW ALL MEN BY THESE PRESENTS THAT:

**FOR VALUABLE CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RNNG, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JOSHUA NORRIS,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 7 of Black "A" on the Map of Goodlettsville Heights, at Tennessee, not of record described as follows:

Lot 1 B.D. Hardcastle Division

Being a tract of land as shown on property map 2516 Parcel 4, Assessor's Office and lying wholly within the 10th Councilmanic District of Dvidson County, Metropolitan Nashville, Tennessee, bounded in general by Dickerson Pike on the west; D.E. McCoin on the north; Lot's 3&4 of B.D. Hardcastle Division on the east; Lot 2 of B.D. Hardcastle Division on the south, more particularly described as follows:

Beginning at a mark on a brick column on the east right of way of Dickerson Pike (40' from the center), located N25°38'41"E 479.42' from the centerline intersection of Moss Trail and Dickerson Pike, being the southwest corner of D.E. McCoin (ref. Deed Book 2640 Page 325 R.O.D.C.- Property Map 12516 Parcel 3) thence with McCoin's south line S69°30'56"E 538.83' to an existing concrete monument in the west line of Lot 4 of B.D. Hardcastle Division; thence with Lot 4's west line S21°20'32"W passing an iron pin set at 114.83' (The Northwest corner of Lot 3 of the B.D. Hardcastle Division) in all 265.91' to an iron pin set, the northeast corner of Lot 2 of the B.D. Hardcastle Division; thence with Lot 2's north line N20°51'31"E 298.39' to the point of beginning, containing 3.48 acres, more or less, and being a portion of B.D. Hardcastle Property as recorded in Deed Book 2275 Page 209, Deed Book 2275 Page 213, Deed Book 2291, Page 441 and being a resubdivision of Lots 6, 7 & 8 of the Plan of Goodlettsville Heights Section 2 as recorded in Plat Book 1424 Page 120, Register's Office, according to a survey Plat by Bruce Rainey and Associates R.L.S. #823, 116 Maple Row Blvd., Hendersonville, Tennessee 37075 Dated November 14, 2002 and revised April 17, 2003. (Description prepared by Randolph L. Chapdelaine R.L.S.#1444, 7376 Walker Road, Fairview, Tennessee 37062 from Plat provided)

Being the same property conveyed to RNNG, LLC, a Tennessee Limited Liability Company by Deed dated December 31, 2014 from EARL ROBERT BRAWNER, JR. and GAIL S. BRAWNER, husband and wife, recorded January 5, 2015, in Instrument Number 20150105-0000773, in the Official Records of Davidson County, Tennessee.

**This is improved property known as, 820 Dickerson Pike, Goodlettsville, TN 37072.**

**TO HAVE AND TO HOLD** same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

**AND GRANTOR DOES COVENANT** with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. Right-of-way easement as contained in Book 1163, page 245, Book 1229, page 141, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 2275, page 189, Book 2275, page 209, Book 2291, page 441, and Book 1469, page 518, Register's Office for Davidson County, Tennessee.

**AND GRANTOR DOES FURTHER COVENANT** and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

**IN TESTIMONY WHEREOF**, Grantor has hereunto set its signatures, this 4 day of September, 2019.

**RNNG, LLC, a Tennessee Limited Liability Company**

**By:** Gail S. Brawner

**GAIL S. BRAWNER, MANAGING MEMBER**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**BEFORE ME**, the undersigned, a Notary Public in and for said County and State, personally appeared **GAIL S. BRAWNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the **MANAGING MEMBER** of **RNNG, LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that she as such **MANAGING MEMBER**, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as **MANAGING MEMBER**, respectively.

**WITNESS** my hand and official seal this 4 day of September, 2019.

Notary Public
My Commission Expires:
2-4-23

STEPHANIE A GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**I CERTIFY** and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $368,000.00.

Affiant

**SWORN TO** and subscribed before me on this 4th day of September, 2019.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/28/2021

**True Copy Certification**

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19