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: 025-16-0-005.00

Property Address:
Dickerson Pike, Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 285475 DEEDWARR
09/13/2019 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190913-0093177

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

Warranty Deed

Send Tax Statements To:
Joshua Norris
520 Dickerson Pk
Goodlettsville 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:

Certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 8 on a Plat of Goodlettsville Heights, not of record, in Block "A" and being described according to a survey made by J.R. Scott, surveyor, November 5 and 6, 1946, as follows:

Beginning at a point in the east side of New Dickerson Pike, which point is the common corner of Lots 7 and 8; running thence in an easterly direction 539 feet to a point; running thence south 20 degrees west 124 feet, more or less, to a marker in the north margin of Moss Trail Road, a Plat of which is of record in Book 1424, Page 120, Register's Office of Davidson County, Tennessee, running thence westerly along the north margin of Moss Trail Road altogether 525.55 feet to a marker in said margin of said road; thence around said curve with a radius of 20 feet, 32.57 feet to the marker in the New Dickerson Pike; thence north 19 degrees, 46 minutes, east 125 feet, more or less, to the beginning.

Being the same property conveyed to RNNG, LLC, a Tennessee Limited Liability Company by Deed dated February 19, 2015 from JOHN A. HICKS, recorded February 24, 2015, in Instrument Number 20150224-001574, in the Official Records of Davidson County, Tennessee.

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.

3. Right-of-way easement granted to Davidson County as contained in Book 20180928-0096195, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 2275, page 189, 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 $10.00.

201909130093177

Affiant

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

Notary Public
My Commission Expires:
3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

** Taxes were paid on a previous parcel

201909130093177

201909130093177