WARRANTY DEED

Karen Johnson Davidson County
Batch# 303942 DEEDWARR
10/22/2019 08:54:07 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20191022-0107919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

MEGAN ROSS BAIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Toro Title, LLC, 933 E. Trinity Lane, Nashville, TN 37207

File No.: 19-0050

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hensley Group, LLC	Hensley Group, LLC	
(NAME) 836 Forest Acres	(NAME) 836 Forest Acres	146-14-0-013.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Five Thousand And No/100 Dollars ($505,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GREATER NEIGHBORHOOD BUILDERS, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HENSLEY GROUP, 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, being part of Lot No. 17 and the southeasterly triangular part of Lot No. 16 on the Map of Forest Acres, Section III, as of record in Book 1424, page 56, Register's Office for said County, and described as follows:

Beginning at a point in the West margin of Forest Acres Drive at the common corner of Lots nos. 17 and 18; thence with said Drive northerly 221.8 feet to an iron pin which is 21 1/4 feet North of the common corner of Lots 16 and 17; thence North 76 degrees 40' West crossing the common line of Lots 16 and 17, 180.5 feet in all 163 feet to a hub; thence North 56 degrees 10' West 194.1 feet to the Easterly margin of Otter Creek Road at the common corner of Lots 16 and 17; thence in a southwesterly direction with Otter Creek Road, 152.3 feet; thence leaving said road South 38 degrees 15' East 334.4 feet to a corner of Lots 17 and 18; thence easterly the line between said lots 241.9 feet to the beginning.

Being the same property conveyed to Greater Neighborhood Builders, LLC by Warranty Deed from Mary E. Henderson and husband, Billy E. Henderson, dated April 3, 2018, of record in Instrument No. 20180404-0031442, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all mater as shown o the plat of record in Plat Book 1424, page 56, Register's Office for Davidson County.

unimproved ☐
This is ☒ property, known as 836 Forest Acres, Nashville, TN 37220
improved

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15 day of OCTOBER, 2019

Greater Neighborhood Builders LLC.

BY: _____
Andrew B Provost
Owner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Andrew B. Provost, known to me (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Owner of Greater Neighborhood Builders LLC and acknowledged that such person executed the same on behalf of Greater Neighborhood Builders LLC, with authorization to do so from Greater Neighborhood Builders LLC.

Sworn to and subscribed before me this the 15th day of October, 2019

_____ My Commission Expires: May 9, 2023
NOTARY PUBLIC

