Karen Johnson Davidson County
Batch# 306664 DEEDWARR
10/28/2019 08:54:31 AM 2 pgs
Fees: $13.00 Taxes: $8,509.63
20191028-0109997

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,299,900.00. Affiant Subscribed and sworn to before me, this the 25th day of October, 2019. Notary Public My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jay Liepis Jennifer Liepis	New Owner	132-02-0-002.00
918 Evans Road		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FOCUS BUILDERS, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAY LIEPIS AND JENNIFER LIEPIS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 34 on the plan of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, Register's Office for said Davidson County, the Southwest part of Lot No. 74 on the plan of Brookhaven Estates, as of record in Book 1835, Pages 49,50, and 51, Register's Office for said Davidson County.

Said part of said lots adjoin and front together 171.5 feet on the North side of Evans Road, and extends back 205.3 feet on the Westline of Lot No. 34 and 202.4 feet on the East line, to a dead line in the rear on which it measures 147 feet.

Being the same property conveyed to William C. Ingram, et ux Nancy B. Ingram by Warranty deed from Gerald L. Moore et ux Barbara J. Moore of record in Book 5174, page 360, Register's Office for Davidson County, Tennessee, dated July 20, 1977 and recorded on July 22, 1977.

Being the same property conveyed to The Focus Group of Tennessee, a Tennessee Limited Liability Company by Warranty deed from William C. Ingram, et ux, Nancy B. Ingram, husband and wife of record in Instrument No. 20180619-0058604 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018.

Being the same property conveyed to Focus Builders, LLC, a Tennessee Limited Liability Company by Quitclaim deed from The Focus Group of Tennessee, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190204-0010571 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 04, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 918 Evans Road, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of October, 2019.

Focus Builders, LLC, a Limited Liability Company

By: _____
Seth M. Argo, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Seth M. Argo, Chief Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of Focus Builders, LLC , a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 25th day of October, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021