Karen Johnson Davidson County
Batch# 335001 DEEDWARR
12/26/2019 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20191226-0133335

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0605S-19

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of December, 2019

Notary Public
My Commission Expires: 8/22/24

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
Millionaires Institute, LLC 329 British Woods Drive Nashville, TN 37217	Millionaires Institute, LLC 329 British Woods Drive Nashville, TN 37217	Map/parcel: 081-08-0-346.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Glenda A. Borders and husband, Ronald Borders

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Millionaires Institute, LLC , a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), its 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 and being all of Lot No. 72 on the Plan of THE HOMESTEAD ADDITION, Estate of D.T. McGavock, as appearing of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Glenda A. Borders and husband, Ronald Borders by QuitClaim Deed from Glenda A. Borders, fka Glenda A. Nicholson dated 4/17/2003 and filed for record in Instrument Number 20030424-0055403, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenda A. Nicholson (n/k/a Glenda A. Borders) by Deed from Donald E. Cornwell and Douglas C. Van Tassel dated 9/22/1987 and filed for record in Book 736, Page 231, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 1710 Nassau Street, Nashville, TN 37208

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), their heirs and assigns forever; and I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of December, 2019

Glenda A. Borders
Glenda A. Borders

Ronald Borders
Ronald Borders

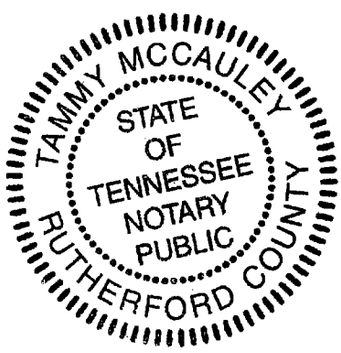
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Glenda A. Borders and Ronald Borders**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2019

Notary Public

My Commission Expires: 8/22/24



Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

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