Karen Johnson Davidson County
Batch# 345076 DEEDWARR
01/17/2020 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $738.52
20200117-0006314

True Copy Certification

I, KATHY LEE, 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 Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-21
Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,601.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/18/23

(AFFIX SEAL)

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Regional Holdings, LLC	New Owner	072 16-0 007.00
(NAME)	(NAME)	
PO Box 707		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37041-0707		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Marsha E. Hargrove Carpenter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Regional Holdings, LLC, 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. 43 on the Map of Riverside Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for said County.

SAID Part of Lot. No. 43 fronts 52 feet, more or less on the north side of Porter Road and runs back between lines 190 feet on the easterly line and 207 feet, more or less on the westerly line, to a dead line in the rear, on which it measures 50 feet.

Being the same property conveyed to Marsha E. Hargrove (now Carpenter) by deed from David Michael Blaydes, sole heir to the Estate of Ginni Schenker of record in Book 8625, Page 139, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all matters on plan of record in Book 974, Pages 60 and 61, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☐ property, known as 1710 Porter Rd., Nashville, TN 37206
(House Number) (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,

202001170006314

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 my hand this 15th day of January, 2020.

X Marsha E. Hargrove Carpenter

Marsha E. Hargrove Carpenter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of January, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marsha E. Hargrove Carpenter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
November 8, 2021

Elizabeth A Winter
Notary Public,

ELIZABETH A WINTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY