Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$423,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2020.

Notary Public

My commission expires: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 348672 DEEDWARR
01/27/2020 09:57:45 AM 2 pgs
Fees: $13.00 Taxes: $1,565.10

20200127-0009345

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Martin Joseph McGrenera **Aimee Lin McGrenera**		**Map 071-12-0 Parcel 141.00**
901 Chickasaw Avenue	**New Owner**	
Nashville, TN 37207		

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

The Rehab Doctors, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Joseph McGrenera and Aimee Lin McGrenera, husband and wife

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 Lot No. 20 on the Map of Victory Heights Subdivision, of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 20 fronts 60 feet on the North side of Chickasaw Avenue and runs back between lines 150 feet to a dead line.

Being the same property conveyed to The Rehab Doctors, LLC, by Deed dated December 31, 2013 from Roslyn Elaine Davis, married, of record in Instrument No. 20140102-0000186, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 1130, Page 97, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 1357, Page 677, said Register's Office. 3) Notice of Completion dated January 10, 2020, of record in Instrument No. 20200110-0003869, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **901 Chickasaw Avenue, Nashville, TN 37207**

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 its hand by its duly authorized officer this 17th day of **January, 2020.**

The Rehab Doctors, LLC, a Tennessee limited liability company

By: _____, Sole Member
Crystal Smith, Sole Member

STATE OF Nevada)
COUNTY OF Washoe)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Crystal Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of the The Rehab Doctors, LLC, within named bargainor, a limited liability company, and that she as such Sole Member, 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 such Sole Member.

Witness my hand and official seal at ~~Nashville~~ Reno Nevada, ~~Tennessee~~, this 17th day of **January, 2020.**

KRISTINE M. WILKINSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11/08/2022
Certificate No: 10-3562-2
(seal)

KRISTINE M. WILKINSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11/08/2022
Certificate No: 10-3562-2

Notary Public

My Commission Expires: 11/08/22