Karen Johnson Davidson County
Batch# 349328 DEEDWARR
01/28/2020 09:29:07 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20200128-0009964

THIS INSTRUMENT PREPARED BY:
Heather A. Quinn-Bader, Attorney-at-Law
105 Westview Lane, Oak Ridge, TN 37830
(865)386-6580; BPR #014659

Tax ID:
081-15-035

WARRANTY DEED

THIS INDENTURE is made the date of the acknowledgment below, by and between **JLG, LLC, a Tennessee limited liability company,** hereinafter referred to as "Grantor," and **Hensley Group, LLC,** hereinafter referred to as "Grantee."

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of One Dollars ($1.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, unto the Grantee that certain real property and premises described as follows:

SITUATED in District No. Five (5) of Davidson County, Tennessee, and being known and designated as Lot 8, in S. A. Champion's Subdivision of certain Lots in the Harding Plan, as shown by map of same of record in Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which map specific reference is hereby made for a more particular description.

With the hereditaments and appurtenances thereto appertaining, to have and to hold the said premises to Grantee, and Grantee's successors, heirs, executors, administrators, and assigns forever.

BEING the same property conveyed to JLG, LLC, by Correction Quit Claim Deed from Betty Buckingham, Nancy Buchanan and Lynn Thompson, the heirs at law of Hubert Abernathy, dated August 25, 2018, of record in Inst. No. 20180910-0089383, in the Davidson County, Tennessee. For prior conveyance see Quit Claim Deed in Inst. No. 20180212-0013905, in said Register's Office.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Grantor, for Grantor and Grantor's successors and assigns, does hereby covenant with Grantee, and Grantee's successors, heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of the premises conveyed hereby, and has full power, authority and right to convey the same, and that the said premises are free from all encumbrances, except restrictions and easements of record, and that Grantor will forever warrant and defend said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month and year first above written.

By: JLG, LLC

Kim Churn

By: Kim Churn
Its: President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary public of the aforesaid state and county, personally appeared **Kim Churn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the President of **JLG, LLC**, and as such was authorized to execute this documents on behalf of the limited liability company, did executed this document as his/her free act and deed, and the free act and deed of the limited liability company.

WITNESS my hand and seal at office, this 24 day of January, 2020.

Diane T. Bearre
Notary Public

My commission expires: 12-26-22



AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, whichever is greater, is $217,000.00.

Affiant

Subscribed and sworn to before me this 24 day of January, 2020.

Notary Public

My Commission Expires: 6/18/2023

JOHN M. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 06/18/2023

Property Owner/Taxpayer Address:
Name: Hensley Group, LLC
Address: _____

Property Address: 202 Heiman Street, Nashville, Tennessee 37208