Karen Johnson Davidson County
Batch# 351830 DEEDWARR
02/03/2020 10:13:14 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20200203-0012042

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 31st day of January, 2020.

Notary Public:
My Commission Expires: 10/18/22

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Mat Lasater Construction, LLC 1612 Lock B Road South Clarksville, TN 37040	Send Tax Bills To: New Owner	Map/Parcel Number: 161-11-0-073.00

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, I/we, **CRGR, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Mat Lasater Construction, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot 381, PLAT OF HUNTINGTON PARK, SECTION THREE, as shown on plat of record in Plat Book 4460, Page 68, in the Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to CRGR, LLC, a Tennessee limited liability company, by Quitclaim Deed from Devon J. Sutherland, a married man, dated 11/28/18 and recorded 11/30/18 in Instrument Number 20181130-0116902; and the same property previously conveyed to Devon J. Sutherland, a married man, by Warranty Deed from CRGR, LLC (incorrectly typed as GRGR, LLC and later corrected by Scrivener's Affidavit in Instrument Number 20170614-0059789), said Warranty Deed being dated 5/22/17 and recorded 6/2/17 in Instrument Number 20170602-0055077, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Restrictive Covenants of record in Book 4577, Page 789, Register's Office for Davidson County, Tennessee.

Subject to all other matters shown on plat of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee.

2020 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 591 Huntington Parkway, Nashville, TN 37211

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 31st day of January, 2020.

CRGR, LLC

BY: _____, Member
Thomas Cole Lumley, Member

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas Cole Lumley, with whom I am personally acquainted, and who, proved himself to be a Member of CRGR, LLC, a Tennessee limited liability company, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Gallatin BH, Tennessee, this 31st day of Jan., 2020.

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Brenda Huntsman
Notary Public at Large
My commission expires: 10/18/22