Karen Johnson Davidson County
Batch# 370588 DEEDWARR
03/10/2020 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $802.53
20200310-0027034

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **CRT File No. 200124663B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $216,900.00. Affiant Subscribed and sworn to before me, this 20th day of February, 2020. Notary Public My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Pamela B Simmons and Integricraft Construction 610 May Lane Murfreesboro, TN 37130	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 084-08-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **NextChapter Equity LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela B. Simmons and Integricraft Construction, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 228 on the Map of Lincoya Hills Subdivision, Section VII, as of record in Book 2331, Page 119, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 228 fronts 115 feet on the west side of Glen Oaks Drive and extends westerly 198.5 on the northerly line and 128.9 feet on the southerly line to a deadline, measuring 101.8 feet thereon.

Being the same property conveyed to NextChapter Equity, LLC by Warranty Deed from Connie Hendrix and Elizabeth Smith recorded in Instrument Number 202003100027033, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 119, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2540, Page 55, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 2824 Glenoaks Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of February, 2020.

NextChapter Equity LLC

_____, Member

BY: James Kyle England, as sole Member of Robertson Whitworth Affiliates, LLC, which is the sole Member of NextChapter Equity LLC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

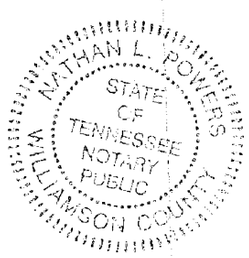
Before me, the undersigned, of the State and County aforesaid, personally appeared James Kyle England, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole Member of Robertson Whitworth Affiliates, LLC, which is the sole Member of NextChapter Equity, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 20th day of February, 2020.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21



I, Andy Maloney, 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 Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 2/14/2020

