Karen Johnson Davidson County
Batch# 378737 DEEDWARR
03/27/2020 01:46:30 PM 2 pgs
Fees: $13.00 Taxes: $621.60
20200327-0033421

WARRANTY DEED

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 9.16.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hensley Group, LLC	Hensley Group, LLC	Parcel ID: 149 05 0B 009.00
(NAME) 3900 Faithway Drive	(NAME) 3900 Faithway Drive	
(ADDRESS) Murfreesboro, TN 37128	(ADDRESS) Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Arbunes Collins, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hensley Group, 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 Lot 9, Final Plat of Hunter's Green Subdivision, of record in Book 9700, Page 424, said Register's Office, to which plan reference is herein made, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Arbunes Collins, a single person by Warranty Deed from Debra K. Allen, a single person dated July 15, 2004 and recorded July 19, 2004 as Instrument No. 20040719-0085692, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4525 Hunters Green Circle, Antioch, TN 37013

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 our hands this 25th day of March, 2020

Arbunes Collins

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, the undersigned, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that **Arbunes Collins**, a single person personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of March, 2020.

Notary Public

My Commission Expires:

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)