WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

A-EH-20-4341

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sky Houses, Inc	**New Owner**	
(NAME)	(NAME)	
2505 Hester Ct		**147-07-0-167.00**
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SKY HOUSES, INC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee described as follows:

The West one-half of that certain lot or parcel of land situated in the 5th Civil District of Davidson County, Tennessee, containing one acre, more or less, and being bounded generally as follows: on the East by Nash, on the North by Robert Holt, on the West by John West, on the South by Eugene Robertson, Ernest Patten and T. J. McMorrough. Also being known as parcel 147-7-167 on the Tax Maps of Davidson County, Tennessee and being described on those records as follows: said parcel 167 fronts 186 feet on the Southerly margin of Old Goins Road and extends back 117 feet on the Easterly line and 131 feet on the Westerly line to a dead line in the rear, measuring 207 feet thereon.

Being the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Maxim Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191106-0114746 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on November 06, 2019.

This conveyance is subject to:
- Easement for Sanitary Sewers of record in Book 5461, Page 204, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4341 Old Goins Rd, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 381272 **DEEDWARR**
04/02/2020 02:53:52 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20200402-0035665

Witness my/our hand(s) this the 31 DAY OF MARCH, 2020.

Hensley Group, LLC, a Tennessee limited liability company

BY: _____
Alison Rodgers
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ALISON RODGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 31st of March, 2020.

_____
Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212