Karen Johnson Davidson County
Batch# 392884 DEEDWARR
04/28/2020 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20200428-0044466

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325995**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2020. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 2024

WARRANTY DEED

Address New Owner: L.A.N.D. Group, LLC. 277 Mallory Station Rd, Ste 102 Franklin, TN 37067	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-10-115.00

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, **Chapman Development, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **L.A.N.D. Group, 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:

Being the West 47 feet of Lot No. 43 on the Plan of Cobb's Subdivision of Lot No. 6 of Harding's Bosley tract of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 43 fronts 47 feet on the Southerly side of Santi Avenue, formerly Rose Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Chapman Development LLC, a Tennessee Limited Liability Company by Warranty Deed from Eric Sox, a married man and George Brandt, a married man 1/2 undivided interest each, recorded on the 26th day of September, 2017 in Instrument No. 20170926-0098436, in the Register's Office of 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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COBB'S SUBDIVISION OF LOT NO. 6 OF HARDING'S BOSLEY TRACT, as recorded in Plat Book 161, Page(s) 155, in the Register's Office of Davidson County, Tennessee.

Easement for Encroachment, recorded in Book 4373, Page 618, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2509 Santi Avenue Nashville TN 37208

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 27th day of April, 2020.

Chapman ~~Development~~, LLC.

By: _____
Robert ~~Ryan Chapman~~, ~~Sole Member~~

FLORIDA
STATE OF ~~TENNESSEE~~,
COUNTY OF ~~DAVIDSON~~
MANATEE

Before me, the undersigned, of the State and County aforesaid, personally Robert Ryan Chapman 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 (or other officer authorized to execute the instrument) of Chapman Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in HOLMES BEACH, FL ~~Nashville, Tennessee~~, this 24 day of April, 2020.

_____
Notary Public

TODD R. MCINTYRE
MY COMMISSION # GG 360710
EXPIRES: July 30, 2023
Bonded Thru Notary Public Underwriters

Certificate of Authenticity

I, Robert L. Scruggs, 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 Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.