Karen Johnson Davidson County
Batch# 408539 DEEDWARR
06/01/2020 12:49:29 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20200601-0056056

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Vanessa Jacqline Antonino and McCall Donoho	Vanessa Jacqline Antonino and McCall Donoho	00800023300
(NAME)	(NAME)	
305 Sentinel Drive	305 Sentinel Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201271

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Has Ben, LLC** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Vanessa Jacqline Antonino and McCall Donoho**, 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. :

Beginning at an existing iron in in the westerly margin of Jackman Road, said pin being the most east northwest corner of herein described tract; thence with said margin S 63 degrees 01' 00" W 325.00' to a set iron pin; thence now leaving said margin N 85 degrees 12' 12" W, 140.65' to an existing iron pin; thence N 84 degrees 28' 56" W, 126.08' to an existing iron pin; thence N 05 degrees 19' 17" E, 3237.10' to a set iron pin; thence S 82 degrees 11' 06" E, 129.82' to a set iron pin; thence S 04 degrees 21' 00" W, 1543.37' to an iron pin at a corner post; thence S 08 degrees 23' 29" W, 880.19' to an existing angle iron; thence S 28 degrees 57' 57" E, 768.24' to the point of beginning containing 14.088 acres.

BEING the same property conveyed to Hunter Industrial Services, LLC by Warranty Deed from Reuben T. Bellomy and Jeffrey H. Escue dated November 10, 2009 and filed of record in Instrument No. 20091116-0105575, Register's Office for Davidson County, Tennessee.

Pursuant to Articles of Organization, Hunter Industrial Services, LLC is now known as Has Ben, LLC.

Unimproved ☐

This is improved ☒ property, known as 8272 Jackman Road, 14.088 acres, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of May, 2020

Has Ben, LLC

BY: _____

Tara Fetherling, Member/Manager

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tara Fetherling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member/Manager (or other officer authorized to execute the instrument) of Has Ben, LLC (formerly Hunter Industrial Services, LLC), the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member/Manager (or other authorized officer).

Witness my hand, at office, this 29th of May, 2020.

_____

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021