WARRANTY DEED

Karen Johnson Davidson County
Batch# 409588 **DEEDWARR**
06/03/2020 08:37:51 AM 2 pgs
Fees: $13.00 Taxes: $554.63

20200603-0056770

A-EH-20-713A

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Picket Post LLC	**New Owner**	
(NAME) **122 Cogdill Rd**	(NAME)	**092-05-0-355.00**
(ADDRESS) **Knoxville, TN 37922**	(ADDRESS)	
(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 **PICKET POST LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being a Tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot No. 7 on the Plan of G. E. Jackson Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the West right-of-way of 32nd Avenue North, being the Northeast corner of the herein described tract and the Southeast corner of said Lot 6; Thence running with 32nd Avenue North, South 20 degrees 35 minutes 20 seconds East , 30.00 feet to a point and being in the North right-of-way of Torbett Street; Thence leaving 32nd Avenue North, and running with Torbett Street, South 74 degrees 53 minutes 11 seconds West, 140.00 feet to a point in the East right-of-way of Alley No. 1181, being 12 feet wide per Plat Book 161, Page 86; Thence leaving Torbett Street and running with the East right-of-way of Alley No, 1181 , North 20 degrees 35 minutes 20 seconds West, 30.00 feet to a point and common corner with Lot 6; Thence with Lot 6, North 74 degrees 53 minutes 11 seconds East, 140.00 feet to the point of beginning and containing 4,180.84 square feet, or 0.096 acres, more or less.

Being the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Hensley Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200402-0035624 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 02, 2020.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee.
- 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: **713 A 32nd Avenue North, Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 29 DAY OF MAY, 2020.

Hensley Group, LLC, a Tennessee Limited Liability Company

BY: _____
William Grones
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of May, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

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