WARRANTY DEED

Karen Johnson Davidson County
Batch# 425547 **DEEDWARR**
06/24/2020 02:55:09 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200624-0068356

J-WW-19-5078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(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)
Hensley Group, LLC	**New Owner**	
(NAME)	(NAME)	
5078 Mount View Road		**163-00-0-053.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **G. MICHAEL MOORER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENSLEY GROUP, 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:

A tract of land in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, being the Northwest part of Tract No.1 on the Map showing the Division of the Walker Farm, near Antioch. Tennessee, of record In Plat Book 2 Page 169. Chancery Court at Nashville, and described as follows:

Beginning at a point in the South margin of Antioch and Mt. View County Road, the Northeast corner of Tract 1, in the West line of the Cone lands; thence with the East line of said tract 1, along Cone and Searles West line South 3-1/2 degrees West 420 feet to a point; thence Westerly 420 feet to a point; thence North 3-1/2 degrees East 420 feet to the South margin of said Road; thence with the margin of said Road Easterly 420 feet to the point of beginning containing 4 acres, more or less.

Being the same property conveyed to G. Michael Moorer, unmarried by Warranty deed from Jewell Elaine White, Betty Snell, Tiffany Snell Barney, Timothy Scott Snell, Joseph Landon Snell and Christopher Atkins of record in Instrument No. 20160218-0015581 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 18, 2016.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5078 Mount View Road, Antioch, Tennessee 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 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 22 DAY OF JUNE, 2020.

G. Michael Moorer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. MICHAEL MOORER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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