BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 434845 DEEDWARR
07/10/2020 12:17:08 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20200710-0075473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey B. Harwell, Jr., Trustee	NEW OWNER	
(NAME)	(NAME)	
1201 Demonbreun St., #1000		05106002500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **DIALYSIS CLINIC, INC., A TENNESSEE NONPROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUBREY B. HARWELL, JR., TRUSTEE**, 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:

Land in the 11th Civil District of Davidson County, Tennessee, known as Lot No. 3 of the Medical Center Plan, which Plan is of record in Book 4460, Page 158, Register's Office for said County, and more particularly described as follows:

Said Lot No. 3 fronts 132.91 feet on the westerly margin of Lentz Drive and runs back 309.85 feet on the northerly line and 304.72 feet on the southerly line to a rear line measuring 136.50 feet thereon.

Being the same property conveyed to Dialysis Clinic, Inc., a Tennessee nonprofit corporation, by Warranty Deed from Room In The Inn, Inc., a Tennessee nonprofit corporation, of record in Instrument No.20170811-0082338, in the Register's Office of Davidson County, Tennessee, dated August 10, 2017, and recorded on August 11, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 0 Lentz Dr., Madison, TN 37115
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 8th day of July, 2020

DIALYSIS CLINIC, INC.

BY: Bill Wood

BILL WOOD, PRESIDENT

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Bill Wood, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of DIALYSIS CLINIC, INC., the within named bargainor, a corporation, and that he as such President of DIALYSIS CLINIC, INC., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal this 8 day of July, 2020.

Commission expires: 3/7/2023

SONDRA W. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 7, 2023

Sondra W. Payne
Notary Public