Karen Johnson Davidson County
Batch# 435793 DEEDWARR
07/13/2020 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20200713-0076018

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627788**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $125,000.00 Affiant Subscribed and sworn to before me, this 10th day of July, 2020. Notary Public My Commission Expires:

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 9, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
L.A.N.D. Group, LLC. 1625 Arthur Avenue Nashville TN 37208	New Owner	Tax Parcel ID No. 081 12 0 090.00

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, **Anderson Chapman Investments, 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.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 370 on the Plan of McGavock, Wetmore and Other's First Addition to Nashville, called "The Town of McGavock", of record in Book 21, Page 23, of the Register's Office for said County.

Said part of said lot fronts 25 feet on the Westerly side of Arthur Avenue, formerly Wetmore Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Anderson Chapman Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Barbara C. Murrell, a married person and Charles R. Hemphill, a married person, of record in Instrument No. 20160112-0003024, in the Register's Office of Davidson County, Tennessee, dated January 07, 2016 and recorded on January 12, 2016 and as corrected in Instrument No. 20160222-0016925, 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 McGavock's Town, North Nashville, as recorded in Plat Book 21, Page(s) 23.

This is improved property located at 1625 Arthur 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 10th day of July, 2020.

Anderson Chapman Investments, LLC.

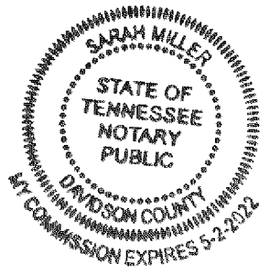
By: _____
Josh Anderson, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Josh Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Anderson Chapman Investments,, 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 Nashville, Tennessee, this 10th day of June, 2020.

_____
Notary Public



Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

