WARRANTY DEED

Karen Johnson Davidson County
Batch# 440940 DEEDWARR
07/21/2020 07:42:14 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20200721-0079625

A-EH-20-1730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/2024

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)	
1730 23rd Ave, N	2017 Rolling Creek Dr	**081-10-0-273.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Murfreesboro, TN 37128	
(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, **BRANDON THORNBERRY, A MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being the North 40 feet of Lot 350 and the South 10 feet of Lot No. 351 on the Map of J.M.T.J., and G.W. Harding's Subdivision, of record in Book 21, Page 80, said Register's Office, and more particularly described as follows:

Beginning at an iron pin located in the Easterly margin of 23rd Avenue, North, said point of beginning being 676 feet Northerly from the North margin of Osaga Street; thence with the Easterly margin of 23rd Avenue North, North 6 degrees West 50 feet to an iron pin; thence North 82 degrees 15 minutes East 157 feet to an iron pin located in the Westerly margin of a 16 foot alley; thence with the Westerly margin of said alley, South 6 degrees East 50 feet to a pin in the Westerly margin of said alley; thence South 82 degrees 15 minutes West for a distance of 157 feet to the point of beginning.

Being a portion of the same property conveyed to Brandon Thornberry, a married man by Warranty deed from Richard Garner and wife, Barbara Garner of record in Instrument No. 20180601-0052440 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 01, 2018.

For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 80, 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: **1730 23rd Ave, N, Nashville, Tennessee 37208**.

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 15th DAY OF JULY, 2020.

Brandon Thornberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON THORNBERRY, 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 15th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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