33615-4

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 459223 **DEEDWARR**
08/18/2020 11:25:01 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20200818-0092706

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2020.

Notary Public

My commission expires: 9/7/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Regional Holdings, LLC	**New Owner(s)**	**041-06-0-A-001.00**
P.O. Box 707		
Clarksville, TN 37041		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Darcy McPherson, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Regional Holdings, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davison County, Tennessee, being Lot No 1 on the Resubdivision of Lot 1 of Liberty Place, of record as Instrument No. 20070103-0001070, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Darcy McPherson from Kristy West by Warranty Deed dated 11/23/2015, of record in Instrument No. 20151201-0121194, Register's Office for Davidson County Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Instrument No. 200701030-001070, corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060614-0070620, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Sanitary Sewers and/or Storm Drainage Easement of Record in Book 6479, Page 121, said Register's Office.**

3. **Declaration of Restrictive Covenants for Liberty Place Subdivision, of record Instrument No. 20060626-0076309 By-Laws attached thereto, Register's Office for Davidson County Tennessee.**

4. **Dedication of Common Areas to Liberty Place Homeowner's Association Inc., in Instrument No. 20070125-0010476. Said Register's Office.**

5. **Permanent Easement and Right of Way for an Electric Power Transmission Line Easement of record in Book 2810, Page 586, said Register's Office.**

6. **Driveway Maintenance Agreement of record in Instrument No. 20151113-0115680, amended in Instrument No.** 20200818-0092705 **, said Register's Office.**

This is improved property, known as **4063 Brick Church Pike, Nashville, TN 37207**

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 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/our hand(s) this **17th** day of **August, 2020.**

Darcy McPherson

Darcy McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Darcy McPherson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **August, 2020.**

Notary Public

My Commission Expires: 11/9/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON