RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014095

Karen Johnson Davidson County
Batch# 460239 DEEDWARR
08/19/2020 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20200819-0093504

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2020.

NOTARY PUBLIC

My commission expires: 8/22/22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perkins Management, LLC 1720 5th Avenue North Nashville, TN 37208	Same address as new owner	082-03-0-311.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars ($199,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **REBUILT REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **PERKINS MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 45 feet of Lot No. 22 and the southerly 10 feet of Lot No. 21 on the map of Geo. W. Stainbeck's Corrected plan of lots of the Lucy H. Lindsley Tract, as of record in Book 161, page 141, Register's Office for said County, said parts of lots adjoin and front 55 feet on the easterly side of Pennock Street, and run back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Southern Land Partners, LLC from Ruth Annikay Patricia Baggett by Warranty Deed dated October 26, 2018 and recorded November 5, 2018 in Instrument #20181105-0109423, said Register's Office. Walter R. Baggett having died Intestate August 10, 1995 vesting said property in Bertha K. Baggett. Bertha K. Baggett having died testate September 30, 2008, leaving said property Ruth Annikay Patricia Baggett in Will of record in Instrument #20090731-0071735, Register's office for said County. And being the same property conveyed to Rebuilt Realty, LLC, a Tennessee Limited Liability Company by Warranty Deed from Southern Land Partners, LLC, of record in Instrument No. 20200819-0093476, said Register's office.

The address of the herein described property is believed to be 1015 Pennock Avenue, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 17th day of July, 2020.

REBUILT REALTY, LLC

BY: _____
David Webber, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 17th day of July, 2020, before me, appeared David Webber, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Rebuilt Realty, LLC, a Tennessee Limited Liability Company and that said instrument was signed on behalf of said Rebuilt Realty, LLC, and said officer acknowledged said instrument to be the free act and deed of said Rebuilt Realty, LLC.

WITNESS my hand and seal, this the 17th day of July, 2020.



_____
Notary Public

Jane Grazer
Printed Notary Name

My commission expires: 8/22/22

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022