Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2409

Karen Johnson Davidson County
Batch# 462955 DEEDWARR
08/24/2020 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20200824-0095722

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of August, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenton Draughon and Joy Draughon 6969 Sunnywood Drive Nashville, TN 37211	Triumph Bank ISAOA/ATIMA 1780 Moriah Woods Boulevard Ste 4 Memphis, TN 38117	172-12-0D-592.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Starting Stone LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenton Draughon and Joy Draughon, husband and wife

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:

Being Lot(s) 322-C, a Special Use parcel, on the Plan of Lenox Village, Phase Five, Of record in Instrument Number 20050120-0007427 as revised and shown as Exhibit "B" of Instrument Numbers 20070103-0001283, 20070103-0001284, 20070830-0104305, and 20070830-0104306, as corrected in Instrument Number 20070924-0113720, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian N. Roland and Mark A. Roland, as tenants in common by Warranty deed from Michael J. Horne and wife, Jennifer L. Horne of record in Instrument No. 20120910-0081653 Register's Office for Davidson County, Tennessee, dated September 06, 2012 and recorded on September 10, 2012.

Being the same property conveyed to Roland Property Group, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Brian N. Roland and Mark A. Roland, as tenants in common of record in Instrument No. 20141215-0114486 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on December 15, 2014.

Being the same property conveyed to Starting Stone LLC, a Delaware Limited Liability Company by Warranty deed from Roland Property Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190521-0048094 Register's Office for Davidson County, Tennessee, dated May 20, 2019 and recorded on May 21, 2019.

Being also known as 6969 Sunnywood Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6969 Sunnywood Drive, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of August, 2020.

Starting Stone LLC, a Delaware Limited Liability Company, Its Sole Member
By ClickScripts, LLC, Its Sole Member
By Entrustment, LLC

Matthew Jones, Chairman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Matthew Jones, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chairman of Entrustment, LLC, and that he as such Chairman being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of August, 2020.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5-23-23

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

