WARRANTY DEED	State of Tennessee County of ~~Davidson~~ Williamson The actual consideration or value, whichever is greater, for this transfer is **$860,000.00.** Affiant Subscribed and sworn to before me, this the 3rd day of September, 2020. Notary Public My commission expires: 10/29/2023 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 470014 DEEDWARR
09/03/2020 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20200903-0100984

AMY T. NELSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-29-2023

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

Address of New Owner(s) as follows: **Encore Construction, LLC, a Tennessee limited liability company**	Send Tax Bills To: New owner	Map-Parcel Numbers **Map 117-05-0 Parcel 074.00**
256 Seaboard Ln.		
Franklin, TN. 37067		

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

Yvonne H. Justis, a single person

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

Encore Construction, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 5 and the westerly 85 feet of Lot No. 6 on the Plan of Henry Sperry Subdivision, of record in Plat Book 974, Page 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said parts of Lots No. 5 and No. 6 front together 110 feet on the northerly side of Woodmont Boulevard and run back between parallel lines 315 feet to a dead line.

Being the same property conveyed to Yvonne H. Justis, a single person, by Warranty Deed dated August 28, 1992 from Ann Kimberly Sadler, a single person, of record in Book 8723, Page 467 and Instrument of Correction dated March 8, 1994, of record in Book 9285, Page 502, Register's Office for Davidson County, Tennessee.

Subject to the following: 1) The Plan of record in Plat Book 974, Page 21, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Contract and Agreement with Hillsboro Water Company, of record in Book 1022, Page 178, said Register's Office. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **3610 Woodmont Blvd, Nashville, TN 37215**

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 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 **3rd** day of **September, 2020.**

Yvonne H. Justis

Yvonne H. Justis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **September, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

