Karen Johnson Davidson County
Batch# 471711 DEEDWARR
09/08/2020 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20200908-0102048

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

A-VR-20-509

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)
Fin Management Services, LLC	**Fin Management Services, LLC**	
(NAME) **112 Merrimac Drive**	(NAME) **112 Merrimac Drive**	**051-06-0-051.00**
(ADDRESS) **Hendersonville, TN 37075**	(ADDRESS) **Hendersonville, TN 37075**	
(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, **GOOD NEIGHBOR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FIN MANAGEMENT SERVICES, 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 Lot No. 1 on the Plan of Final Plat, Resubdivision of Lot 4 of Medical Center Plan of record in Plat Book 6200, Page 891, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Frazier and wife, Lisa Frazier as to a one-half undivided interest, and Kenneth D. Davis and wife, Virginia A Davis, as to a one-half undivided interest by Warranty deed from William L. Underhill and wife, Sandra G. Underhill, of record in Instrument No. 20100723-0057800 Register's Office for Davidson County, Tennessee, dated July 15, 2010 and recorded on July 23, 2010.

Being the same property conveyed to Kenneth D. Davis and wife, Virginia A Davis by Quitclaim deed from James Frazier, and wife, Lisa Frazier of record in Instrument No. 20120731-0067503 Register's Office for Davidson County, Tennessee, dated July 27, 2012 and recorded on July 31, 2012.

Being the same property conveyed to Good Neighbor Properties, LLC, a Tennessee Limited Liability Company, by Warranty deed from Kenneth D Davis and Virginia A. Davis, husband and wife of record in Instrument No. 20190522-0048610 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 22, 2019.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in , Plat Book 4460, Page 158 and Plat Book 6200, Page 891, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3986, Page 435, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains and Appurtenances of record in Book 6114, Page 751, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **509 Lentz Drive, Madison, Tennessee 37115**.

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 27th DAY OF AUGUST, 2020.

Good Neighbor Properties, LLC

BY: _____
Justin M. Amaral
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JUSTIN M. AMARAL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED MEMBER of GOOD NEIGHBOR PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED MEMBER.

Witness my hand and official seal, this the 27th of August, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

