Karen Johnson Davidson County
Batch# 475274 DEEDWARR
09/14/2020 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20200914-0104657

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203676

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$130,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 10th day of September, 2020.

Notary Public
My Commission Expires: 2-26-21

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 10th day of September, 2020, among:

L.C. ANDERSON, TRUSTEE OF THE L.C. ANDERSON LIVING TRUST DATED DECEMBER 29, 2003

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain tracts or parcels of land situated in Davidson County, Tennessee, being described as follows:

Tract 1 - 71-01-0-081.00

Being Part of Lot No. 4 of E. C. Scrugg's Subdivision on Taylor Lane, of record in Plat book 547, page 179, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said part of Lot No. 4 fronts 50 feet, more or less, on the Easterly margin of Monticello Drive and runs back between lines measuring 455 feet more or less, on its Southerly line and 485 feet, more or less, on its Northerly line, to a line in the rear measuring 113 feet, more or less.

Tract 2- 71-01-0-080.00

Being part of Lot No. 4 of E. C. Scrugg's Subdivision on Taylor Lane, of record in Plat Book 547, Page 179, Register's Office for Davidson County, Tennessee

Said part of Lot No. 4 fronts 50 feet, more or less, on the Easterly margin of Monticello Drive and runs back between lines measuring 485 feet, more or less, on its Southerly line and 536 feet, more or less, on its Northerly line, to a line in the rear measuring 133 feet, more or less.

BEING the same property conveyed to L.C. Anderson, Trustee of the L.C. Anderson Living Trust dated December 29, 2003 by Trustee's Deed from Andy Maloney, Trustee dated 7/13/16 and filed of record in Instrument No. 20160714-0072121, Register's Office for Davidson County, Tennessee.

Being also known as 2345 & 2341 Monticello Drive Nashville, TN 37207.

~~Being also known as 2345 Monticello Drive Nashville, TN 37207.~~ RD

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

L.C. Anderson, Trustee of the L.C. Anderson Living Trust dated December 29, 2003

BY:_____

L.C. Anderson, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **L.C. Anderson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustee** of **L.C. Anderson, Trustee of the L.C. Anderson Living Trust dated December 29, 2003.**

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Witness my hand and official seal this 10th day of September, 2020.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: The Kendrick Group, LLC, a Tennessee Limited Liability Company
Address: 2345 Monticello Drive
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: NEW OWNER
Address:
City, State, Zip:

Tax ID: 71-01-0-081.00 & 71-01-0-081.00

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

