WARRANTY DEED

Karen Johnson Davidson County
Batch# 486018 DEEDWARR
09/30/2020 09:05:40 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20200930-0112468

A-EH-20-904

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

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)
James Paige Holdings, LLC	**New owner**	
(NAME)	(NAME)	**091-08-0-246.00**
2617 Link Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **HENSLEY GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 **JAMES PAIGE HOLDINGS, 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. 23 and 24 on the Plan of Map of Subdivision of Blocks O and P, Plan No. 3, West Nashville of record in Plat Book 161, Page 9, in the Register's Office for said County.

Said Lots Nos. 23 and 24 front 25 feet each on the Easterly side of 43rd Avenue, North, formerly 2nd Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Henry L. Merriweather, a single man by Warranty deed from Willie Simmons and wife, Mary Elizabeth Simmons of record in Book 5515, page 517, Register's Office for Davidson County, Tennessee, dated October 16, 1979 and recorded on October 17, 1979.

Being the same property conveyed to Hensley Group LLC., a Tennessee Limited Liability Company by Warranty deed from Henry L. Merriweather of record in Instrument No. 20200902-0100017 Register's Office for Davidson County, Tennessee, dated September 01, 2020 and recorded on September 02, 2020.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 9, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **904 43rd Avenue N, Nashville, Tennessee 37209**.

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 29 DAY OF SEPTEMBER, 2020.

Hensley Group LLC, a Tennessee Limited Liability Company

BY: _____

William Grones
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HENSLEY GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of September, 2020.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)



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