Karen Johnson Davidson County
Batch# 490529 DEEDWARR
10/06/2020 01:07:05 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20201006-0115764

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

| Name and Address of New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Hensley Group, LLC<br>2017 Rolling Creek Drive<br>Murfreesboro, TN 37128 | Hensley Group, LLC<br>2017 Rolling Creek Drive<br>Murfreesboro, TN 37128 | 082-07-0-197 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ray A. McClain**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hensley Group, LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 11. on me Plan of Townwood Homes, Section 1, of record in Plat Book 3106. Page 147, Registers Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Ray A. McClain by Warranty Deed from James Williams, Jr. and wife, Sheila Vaden-Williams, of record in Instrument No. 20110114-0004150, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (a) 2020 taxes and all subsequent years (b) restrictions of record in Book 3368, Page 23, and Book 3611, Page 545; (c) all matters appearing on the Plan of record in Plat Book 3106, Page 147, said Register's Office.

This is improved property commonly known as: 721 Joseph Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of October, 2020.

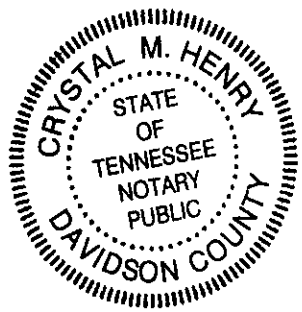
Ray A. McClain (SEAL)
Ray A. McClain

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-GK-20-721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2020, before me personally appeared Ray A. McClain, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of October, 2020.




Notary Signature
My commission expires: 9/2/2024

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of October, 2020.

Notary Public
My commission expires: 7/9/24
File No. 2020-283

