WARRANTY DEED

Karen Johnson Davidson County
Batch# 495988 DEEDWARR
10/15/2020 09:46:39 AM 2 pgs
Fees: $13.00 Taxes: $5,750.40

20201015-0119790

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,392,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2020.

Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

Address of New Owner(s) as follows: Russell James G. McLean, Trustee of Russell James G. McLean Living Trust	Send Tax Bills OWNER	Map-Parcel Numbers Map 130-09-0 Parcel 149.00
1515 W 22nd St, Ste. 525		
Oak Brook, IL 60523		

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

Raymond A. Hensler and Kindy K. Hensler, husband and wife

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

Russell James G. McLean, Trustee of the Russell James G. McLean Living Trust UAD June 6, 2018

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 6 of Block 3 on the Plan of The Highlands of Belle Meade, of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Raymond A. Hensler and Kindy K. Hensler, husband and wife, by Warranty Deed dated May 15, 2017 from Edward D. O'Day, Trustee of The 1206 Nichol Lane Trust dated December 10, 2015, of record in Instrument No. 20170519-0050056, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 547, Page 180, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement to Southern Bell Telephone and Telegraph Company of record in Book 1049, Page 231, said Register's Office. 3) Easement for Sanitary Sewer to the City of Belle Meade of record in Book 5799, Page 543, said Register's Office. 4) Easement for the flow of the waters of Richland Creek and the rights of the public therein. 5) Taxes for the current year prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **1206 Nichol Lane, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 **14th** day of **October, 2020.**

Raymond A. Hensler

Kindy K. Hensler

Kindy K. Hensler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Raymond A. Hensler and Kindy K. Hensler,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **October, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON