WARRANTY DEED

Karen Johnson Davidson County
Batch# 496653 DEEDWARR
10/15/2020 03:04:42 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20201015-0120228

A-KW-20-1601

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (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)
Hensley Group, LLC	NEW OWNERS	
(NAME)	(NAME)	**072-16-0-107.00**
~~**1601 Tammany Drive**~~ 2017 ROLLING CREEK DRIVE		
(ADDRESS)	(ADDRESS)	
~~**Nashville, TN 37206**~~ MURFREESBORO, TN 37128		
(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, ★ hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto ✱ 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: ✱ Hensley Group, LLC, a Tennessee Limited Liability Company

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Peerman Heights, as of record in Book 2133, Page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 89.1 feet on the East side of Tammany Drive, and runs back between lines, 221.5 feet on the North line and 214.6 feet on the South line, to a dead line in the rear, on which it measures 111.7 feet.

Being the same property conveyed to Joseph Leroy Meshell and Susan R. McCarter by Warranty deed from Carlton C. Boegel, unmarried of record in Book 11661, page 697, Register's Office for Davidson County, Tennessee, dated August 31, 1999 and recorded on September 14, 1999.

Being the same property conveyed to Daryl Heath and wife, Luella Heath by Quitclaim deed from Joseph Leroy Meshell and Susan R. McCarter, unmarried of record in Instrument No. 20160505-0044532 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on May 05, 2016.

Being the same property conveyed to Tim Heath, Trustee by Quitclaim Deed from Daryl Heath and wife, Luella Heath and Susan R. McCarter, a unmarried person of record in Instrument No. 20160622-0063374, Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 22, 2016 and within the same deed the said Tim Heath, Trustee conveyed his interest in the subject property to Daryl Heath and wife, Luella Heath, a half interest and Susan R. McCarter, a half interest.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1601 Tammany Drive, Nashville, Tennessee 37206**.

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.

★ GRANTORS: DARYL HEATH, LUELLA HEATH, SUSAN R. MCCARTER

Witness my/our hand(s) this the 8th DAY OF OCTOBER, 2020.

Daryl Heath by Kenneth D. Heath as Attorney i/f Stat
Daryl Heath by Kenneth D. Heath, as Attorney-in-Fact

Luella Heath by Kenneth D. Heath as Attorney i/f Stat
Luella Heath by Kenneth D. Heath, as Attorney-in-Fact

Susan R. McCarter by Kenneth D. Heath as Attorney i/f Stat
Susan R. McCarter by Kenneth D. Heath, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH D. HEATH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DARYL HEATH AND LUELLA HEATH AND SUSAN R. MCCARTER, and who acknowledged he/she/they executed the same as the free act and deed of the said DARYL HEATH AND LUELLA HEATH AND SUSAN R. MCCARTER.

Witness my hand and official seal, this the 8th of October, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

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