WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

A-HG-20-918

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 497607 **DEEDWARR**
10/16/2020 02:36:58 PM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20201016-0120876

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Gunnison Investments, LLC	**New Owner**	
(NAME)	(NAME)	**105 13 0 296.00**
918 Lawrence Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GUNNISON INVESTMENTS, 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 the West 45 feet of the East 100 feet of Lot No. 86, on the Plan of Waverly Companies Plan of Lots, called Map of Waverly Place, of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 86 fronts 45 feet on the North side of Lawrence Avenue and runs back between lines, 167 feet, more or less, on the West line and 168 feet, more or less, on the East line to an alley in the rear on which it measures 45 feet.

Being the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Armistead L. Wilson, joined by her spouse, Calvin Stewart, of record in Instrument No. 20200716-0078056, in the Register's Office of Davidson County, Tennessee, dated July 13, 2020 and recorded on July 16, 2020.

Being the same property conveyed to Armistead L. Wilson, for her sole and separate estate, by Warranty Deed from John Randolph Foster, III joined by his spouse, Rory Payne Foster, of record in Instrument No. 20091123-0107325, in the Register's Office of Davidson County, Tennessee, dated November 18, 2009 and recorded on November 23, 2009.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Waverly Place, as recorded in Plat Book 57, Page(s) 95.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **918 Lawrence Avenue, Nashville, Tennessee 37204**.

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 13 DAY OF OCTOBER, 2020.

Hensley Group, LLC
BY: _____
William Grones
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILLIAM GRONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of HENSLEY GROUP, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 13th of October, 2020.

_____
Notary Public
My Commission Expires: 10.2.23
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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