Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 370

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,050.00

Affiant

Subscribed and sworn to before me, this 21st day of February, 2020

Notary Public
My commission expires: 1-27-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Ruby Investment Properties LLC	Lima One Capital	075-01-0-038.00
905 Oak Vale	201 East McBee Ave ste 300	
Hermitage, TN 37076	Greenville, SC 29601	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip Lenefsky,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ruby Investment Properties LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section Twelve, Hermitage Hills of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 77 fronts 81.0 feet on the Easterly margin of Oak Vale, and extends back 156.31 feet on the Southerly line, and 109.54 feet on the Northerly line, to a line in the rear on which it measures 88.9 feet.

Being the same property conveyed to Philip Lenefsky by Warranty Deed from Della L. Richardson, an unmarried woman, dated October 18, 2019 of record as Instrument No. 20191024-0109305, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 905 Oak Vale, Hermitage, TN 37076

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 497866 DEEDWARR
10/19/2020 10:05:26 AM 2 pgs
Fees: $13.00 Taxes: $573.69

20201019-0121206

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 hand this the ~~21st~~ 20th day of February, 2020.

Philip Lenefsky

STATE OF ~~TENNESSEE~~ Hawaii
COUNTY OF ~~WILLIAMSON~~ Maui

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Philip Lenefsky**, the bargainor(s), 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 Brentwood, Tennessee, this the 21st day of February, 2020.

Notary Public

My Commission expires: ~~Alma A. Villamar~~
My Commission Expires: February 10, 2021

ALMA A. VILLAMAR NOTARY PUBLIC No. 13-60 STATE OF HAWAII

FILE NO: 2020016525

Doc. Date: 02.20.2020 # Pages 2

Notary Name: Alma A. Villamar Second Circuit

Doc. Description Warranty Deed

Notary Signature 02.20.2020 Date

ALMA A. VILLAMAR NOTARY PUBLIC No. 13-60 STATE OF HAWAII