(1)

WARRANTY DEED

Return TO:

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

A-HG-20-02206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/20/2021

(AFFIX SEAL)

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

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)
Zachary Ellis Haisten	**New Owner**	
(NAME)	(NAME)	**119-02-0-238.00**
2206 Sandra Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 **ZACHARY ELLIS HAISTEN, SINGLE,** 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: *MAN

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Sterling Heights, Section 5,as of record in Book 1835, Page 37, in the Register's Office for said County,

Said Lot No. 175 fronts 85.0 feet on the Southeasterly side of Sandra Drive an extends back 148.3 feet on the Northeasterly line and 102.2 feet on the Southwesterly line, to a dead line in the rear, measuring 97.2 feet thereon.

Being the same property conveyed to Sara Turner, a married woman, by Quitclaim Deed from Ida Arminda Kelly Wilson, an unmarried woman, of record in Instrument No. 20190920-0095678 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 20, 2019.

Being the same property conveyed to Music City Holdings, LLC, by Warranty deed from Sara Turner, a married woman of record in Instrument No. 20200130-0011083 Register's Office for Davidson County, Tennessee, dated January 27, 2020 and recorded on January 30, 2020.

Being the same property conveyed to Hensley Group LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200130-0011084 Register's Office for Davidson County, Tennessee, dated January 27, 2020 and recorded on January 30, 2020.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 37, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2206 Sandra Drive, Nashville, Tennessee 37210**.

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.

Karen Johnson Davidson County
Batch# 500251 **DEEDWARR**
10/22/2020 10:59:43 AM 2 pgs
Fees: $13.00 Taxes: $1,193.25

20201022-0122841

Witness my/our hand(s) this the 15 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 15th 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