10:30 D

WARRANTY DEED

Karen Johnson Davidson County
Batch# 502841 **DEEDWARR**
10/28/2020 03:49:05 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20201028-0125382

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSH HANKINS NOTARY PUBLIC TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co 120 Anderson Lane
Hendersonville, TN 37075

MY COMMISSION EXPIRES:
NOVEMBER 22, 2021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
755 Moormans Arm Rd Inc, a Tennessee Corporation	Same	059-14-0-243.00
(NAME)	(NAME)	
755 Moormans Arm Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202158

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RMK International Corporation, a Tennessee Corporation** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **755 Moormans Arm Rd Inc, a Tennessee Corporation**, 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 located in Davidson County, Tennessee, being described according to a boundary survey by Allen R. Trumbo, Jr., Registered Land Surveyor No. 1127, dated March 20, 1997 as follows:

BEGINNING at a concrete monument situated in the Northerly margin of Moormans Arm Road, said point being the Northeast corner of the Mary H. Rodgers property of record in Book 9539, page 802, Register's Office for Davidson County, Tennessee; thence along said road, North 66° 30' 00" East, a distance of 49.96 feet to an iron rod; thence South 30° 17' 22" East, a distance of 149.87 feet to an iron rod; thence South 66° 44' 52" West, a distance of 49.86 feet to an iron rod; thence North 30° 20' 06" West, a distance of 149.67 feet to the point of beginning and containing 7,420.370 square feet or 0.170 acres of land, more or less.

BEING the same property conveyed to RMK International Corporation by Quitclaim Deed from JBW Corporation, dated December 31, 1996 and filed of record in Book 10413, page 733, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 755 Moormans Arm Road, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Ret- Hankins Law

Witness my hand this 15th day of October, 2020

RMK International Corporation, a Tennessee Corporation

BY: Marsha N. Woods
Marsha N. Woods, Director/CEO

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Marsha N. Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Director (or other officer authorized to execute the instrument) of RMK International Corporation, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Director (or other authorized officer).

Witness my hand, at office, this 11th of September, 2020.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

