Karen Johnson Davidson County
Batch# 509511 DEEDWARR
11/05/2020 03:30:04 PM 2 pgs
Fees: $13.00 Taxes: $333.00
20201105-0130129

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Hensley Group 2017 Rolling Creek Drive Murfreesboro, TN 37128	The Hensley Group 2017 Rolling Creek Drive Murfreesboro, TN 37128	092-02-0-193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Frank Maxwell, III and Martha Frances Maxwell, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hensley Group LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, and being part of Lot No. 113 on Block 6 of Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County, and being more fully described as follows, to-wit:

BEGINNING at a point in the Southerly margin of Alameda Street, at the Northwest corner of the property condemned by the State of Tennessee, a certified copy of the decree of condemnation being of record in Book 4261, Page 941, said Register's Office; thence with the margin of said Street, Easterly 42.32 feet to the Northeasterly corner of Lot No. 113; thence with the Easterly line of said lot, Southerly 140 feet to a point in the Northerly margin of an alley; thence with the alley Westerly 50 feet to the common Southerly corner of Lots Nos. 113 and 114; thence with the line between said lots, Northerly 130.01 feet to the Southerly corner of the property taken by the State of Tennessee above referred to; thence North 29 degrees 13 minutes 43 seconds west along the Southwesterly boundary of said property, 12.50 feet to the point of beginning.

SAID property is subject to Easement set out in the decree in the Circuit Court under Rule No. A 4706, a certified copy of which is of record in Book 4261, Page 941, said Register's Office.

Being the same property conveyed to Frank Maxwell, III and Martha Frances Maxwell, husband and wife by Warranty deed from Joseph Lee Perry and Jannie Carter Williams, tenants in common with right of Survivorship of record in Instrument No. 20160928-0102269 Register's Office for Davidson County, Tennessee, dated September 26, 2016 and recorded on September 28, 2016. (Value of consideration shown in aforementioned deed $45,000.00.) Being also known as 2609 Alameda Street Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of October, 2020.

_____(SEAL)
Frank Maxwell, III

_____(SEAL)
Martha Frances Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2020, before me personally appeared Frank Maxwell, III and Martha Frances Maxwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of October, 2020.

_____
Notary Signature
My commission expires: 9/2/24

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of October, 2020.

_____
Notary Public
My commission expires:_____
File No. 2020-312

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024