Karen Johnson Davidson County
Batch# 527139 DEEDWARR
12/09/2020 09:04:30 AM 5 pgs
Fees: $28.00 Taxes: $7,807.00
20201209-0143277

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

| New Owner(s) & Address | Send Tax Bill To: | Map & Parcel No.: |
|---|---|---|
| Rare Earth Investments, LLC<br>2323 Crestmoor Road<br>Nashville, Tennessee 37215 | New Owner | 117-10-0-089.00 |

GENERAL 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 sufficiency of which are hereby acknowledged, **MIDDLE TENNESSEE IMAGING, LLC**, a Tennessee limited liability company (the "Grantor") does hereby transfer and convey unto **RARE EARTH INVESTMENTS, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit A (the "Land").

This is improved property located at 2323 Crestmoor Road, Nashville, Davidson County, Tennessee 37215. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been prepared from the Grantor's deed of conveyance and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2020 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

*[Signature page of General Warranty Deed]*

WITNESS this the 30th day of November, 2020.

**GRANTOR:**

**MIDDLE TENNESSEE IMAGING, LLC**

By: _____
Mark Gaw, Chief Financial Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Mark Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Financial Officer of Middle Tennessee Imaging, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Chief Financial Officer, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as Chief Financial Officer.

WITNESS my hand and seal, at office in Nashville, Tennessee this 30th day of November, 2020.

DIANA M. MEADOWS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

_____
Notary Public

My Commission Expires: 8-29-21





202012090143277

**STATE OF TENNESSEE )**

**COUNTY DAVIDSON )**

**I hereby swear or affirm that the actual consideration for this transaction is $2,110,000.00.**

**AFFIANT**

**Subscribed and sworn to before me, this 20 day of November, 2020.**

**Notary Public**

**My Commission Expires:**

8-29-21

EXHIBIT A
LEGAL DESCRIPTION

**Land in Davidson County, Tennessee, being Lot 15, as shown on the map entitled Block "A" on the Map of Hillsboro Views Development Company's Subdivision, of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to MIDDLE TENNESSEE IMAGING, LLC, by deed from SARAH M. CUNNINGHAM, BRIAN CUNNINGHAM, AND ANTHONY CUNNINGHAM, of record in Instrument No. 20200219-0018628, dated February 18, 2020, said Register's Office.**

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21

