This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 529548 DEEDWARR
12/10/2020 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20201210-0144714

ADDRESS NEW OWNER:
WITHOUTLIMITSBIZ LLC
5170 Farmridge Lane
Grand Blanc, MI 48439-9043

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Same As New Owner

MAP 072
GROUP 14 0
PARCEL 174.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cornerstone Rentals, LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **WITHOUTLIMITSBIZ LLC, a Michigan limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING the northerly 40.0 feet of Lot No. 8 on the Plan of Sharpe and Horn's Fourth Addition of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 8 fronts 40.0 feet on the westerly side of North 14th Street and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Cornerstone Rentals, LLC, by Substitute Trustee's Deed from Trustee Management Company, as Successor Trustee, dated June 20, 2010 and filed of record July 13, 2010 in Instrument No. 20100713-0054935, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years.
2. Matters shown on the recorded plat of Sharpe & Horns 4th Addition, of record in Book 161, Page 172, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1406 N 14th Street, Nashville, Tennessee 37206.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **WITHOUTLIMITSBIZ LLC, a Michigan limited liability company**, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS our hands this the 20th day of November, 2020.

Cornerstone Rentals, LLC

By: Lane Wallace, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Cornerstone Rentals, LLC,** the within named bargainor, **Lane Wallace,** and that he as such **Member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such Member.

WITNESS my hand and official seal at office this 20th day of November, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

