Karen Johnson Davidson County
Batch# 542121 DEEDWARR
12/23/2020 03:41:30 PM 6 pgs
Fees: $33.00 Taxes: $858.40
20201223-0153252

WARRANTY DEED

TIPPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-410

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Augmented Limits LLC	Same as Owner	082-02-0-040
(NAME) 1109 57th Ave N	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christy A. Irwin, Timothy W. Summers, Christopher W. Summers, Clay R. Cantrell, and Faye Cantrell** (collectively, the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Augmented Limits LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Lot 27, J.R. Love and E.A. Hail Subdivision of a part of the Brown Tract, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot No. 27 fronts 50 feet on the southwesterly side of the Whites Creek Pike and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Robert M. Cantrell, Jr., a single man, and Rita Ann Summers, a single woman, as joint tenants with rights of survivorship, from Ida Virginia Cantrell, a single woman, of record in Book 9989, Page 203, in the Register's Office of Davidson County, Tennessee, dated March 19, 1996, and recorded on March 25, 1996. The said Robert M. Cantrell, Jr. died on May 13, 2020 while married to Rita Ann Cantrell f/k/a Rita Ann Summers, leaving Rita Ann Cantrell as surviving tenant and sole owner. The said Rita Ann Cantrell died on June 1, 2020. The Last Will and Testament of Rita Ann Cantrell was admitted to probate and Christy A. Irwin was appointed as Executrix of said estate pursuant to that certain Order Admitting the Will to Probate, dated September 2, 2020, Docket No. 20P1288, in the Seventh Circuit Court of Davidson County, Tennessee

(Probate Division). Said will devised the real property herein to the individual Grantors, who are also the sole heirs at law of Rita Ann Cantrell f/k/a Rita Ann Summers.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions and (6) any unrecorded easements, or those imposed by operation of law (collectively, the "**Permitted Exceptions**").

This is property located at 1010 Whites Creek Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 23rd day of December, 2020.

GRANTOR:

Christy A. Irwin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Christy A. Irwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 21 day of December, 2020.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

GRANTOR:

Timothy W. Summers

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Timothy W. Summers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 21 day of December, 2020.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

GRANTOR:

Christopher W. Summers

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Christopher W. Summers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 21 day of December, 2020.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

GRANTOR:

Clay R. Cantrell

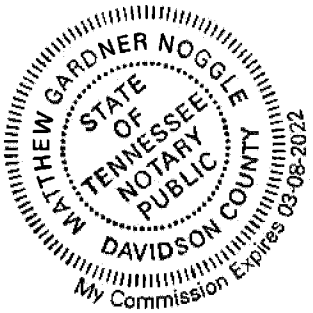
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Clay R. Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 21 day of December, 2020.

Notary Public

My Commission Expires: 3/8/2022



GRANTOR:

Faye Cantrell

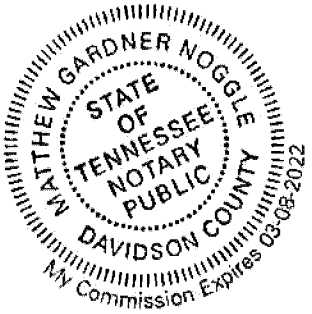
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Faye Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 21 day of December, 2020.

Notary Public

My Commission Expires: 3/8/2022



GRANTOR:

The Estate of Rita S. Cantrell

Christy A. Irwin, Executor

STATE OF TENNESSEE)

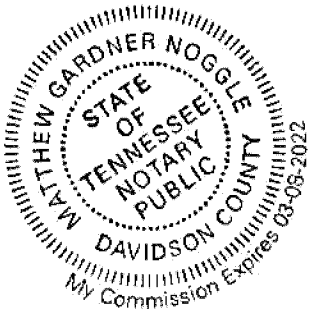
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Christy A. Irwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executor of The Estate of Rita S. Cantrell, and being duly authorized, executed the foregoing instrument on behalf of said estate in her capacity as Executrix.

WITNESS my hand, at office, this 21 day of December, 2020.

Notary Public

My Commission Expires: 3/8/2022



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22nd day of July, 2020, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 3·17·2024