WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024

(AFFIX SEAL)

WHITNEY LAUREN YOUNG NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 10-21-2024

J-SB-TI-21-1603

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 565716 **DEEDWARR**
02/01/2021 03:24:08 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20210201-0014485

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Hensley Group, LLC	**New Owner**	
(NAME)	(NAME)	**72-11-158.00**
1603 Litton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES ALLEN STEALY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 184 on the Map of the Subdivision of Waters Place on Maxey Lane, of record in Plat Book 332, Page 137, Register's Office for said County.

Said Lot No. 184 fronts 50 feet on the northerly side of Litton Avenue and runs back between parallel lines 150 feet to an alley and measures 50 feet thereon.

Being the same property conveyed to David L. Sealy by Warranty Deed from Cumberland Builders, Inc. recorded October 26, 2007 in Instrument No. 20071026-0126719, Register's Office for Davidson County, Tennessee. The said David L. Sealy having since died testate on January 3, 2017 and per Affidavit of Heirship recorded October 13, 2017 in Instrument No. 20171013-0105036, Register's Office for Davidson County, Tennessee, James Allen Stealy was listed as the sole heir, and the Estate of David L. Sealy having been administered in Berrien County, MI, Case No. 2017-0198-DE-B.

Affidavits of Heirship which reference a copy of the Last Will and Testament attached as a Exhibit A, showing that James Allen Stealy is the sole heir, is of recorded in Instruments Nos. 20210201-0014483 and 20210201-0014484, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.
- Agreement for Joint Driveway of record in Book 1489, Page 579, Register's Office for Davidson County, Tennessee.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1603 Litton Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this the 28th DAY OF JANUARY, 2021.

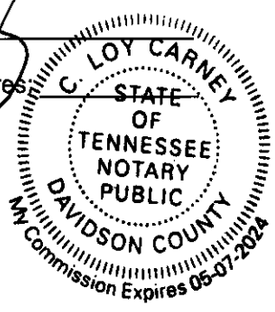
James Allen Stealy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ALLEN STEALY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of January, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212