Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible]shville, TN 37212
JSB 02ES 2043B

Karen Johnson Davidson County
Batch# 569580 DEEDWARR
02/05/2021 03:12:32 PM 2 pgs
Fees: $13.00 Taxes: $780.33
20210205-0017178

Prepared by ~~and Return to:~~
Summit Title Company
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 210,900.00

Affiant

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and Sworn before me this 3rd day of February , 2021.

Notary Public
My commission expires: 10/2/23

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Joseph Foster and Buffington Rhea 43 B Lutie Street, B, Nashville, TN 37210	The same	119-06-0D-00200 CO

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, **Hensley Group LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Buffington Rhea, an unmarried woman, and Joseph Foster, an unmarried man, as tenants in common with rights of survivorship,** "the Grantee," the following described real estate in Davidson, Tennessee:

Unit No. B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Fortythree Lutie Street of record in Instrument No. 20200924-0110146, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hensley Group LLC, A Tennessee Limited Liability Company by Warranty Deed from Rebuilt Realty, LLC, a Kentucky Limited Liability Company, Dated 06/24/2020, Recorded 07/09/2020, Instrument No. 20200709-0074902 (portion of)

Being the same property conveyed to Rebuilt Realty, LLC from Rhonda Dixon and Donna M. Crawford by Warranty Deed dated 6/24/2020, recorded 7/8/2020 as Instrument No. 20200708-0074146, Register's Office for Davidson County, Tennessee.

This property is known as 43 Lutie Street B Nashville, Tennessee 37310.

Map: 119-06-0D Parcel: 002.00 CO (2021)
Part of Map 11906-0 Parcel 336.00 (2020)

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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 tc 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 3rd day of February, 2021

Hensley Group LLC, a Tennessee Limited Liability Company

By: _____
Michael Hensley, Owner

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, of the state and county mentioned, personally appeared Michael Hensley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner of Hensley Group LLC, the within named bargainor, a Limited Liability Company, and that such Michael Hensley as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

Witness my hand and seal this 3rd day of February, 2021.

_____
Notary Signature

My commission expires: 09/09/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY