THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233160**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. ~~Affiant~~ Subscribed and sworn to before me, this 10th day of February, 2021. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 573103 DEEDWARR
02/11/2021 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210211-0019704

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rehab Wizard LLC 2331 Fernwood Drive Nashville TN 37216	~~New Owner~~ 122 Generals Retreat Pl Franklin, TN 37064	Tax Parcel ID No. 072 08 0 176.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura Ingram and Jimmie Ingram III, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rehab Wizard LLC,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Dalewood, Section III, of record in Plat Book 1835, Page 20, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmie Ingram III and Laura Ingram, by Warranty Deed from Victor Hazelwood, of record in Instrument No. 20180119-0005709, in the Register's Office of Davidson County, Tennessee, dated January 12, 2018 and recorded on January 19, 2018.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-Fact for Jimmie Ingram III and Laura Ingram which Power of Attorney is recorded in Instrument Nos. 202102110019702——202102110019703 Register's Office for Davidson County, Ten[illegible].

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DALEWOOD, SECTION III, as recorded in Plat Book 1835, Page(s) 20.

This is improved property located at 2331 Fernwood Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 2021.

Laura Ingram by Nathan L. Powers attorney in fact

Laura Ingram by Nathan L. Powers as Attorney in Fact

Jimmie Ingram III by Nathan L. Powers as attorney in fact

Jimmie Ingram III by Nathan L. Powers as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Laura Ingram and Jimmie Ingram III and he is authorized by Laura Ingram and Jimmie Ingram III to execute this instrument on their behalf.

Witness my hand and official seal, this 10th day of February, 2021.

Notary Public _____

My Commission Expires: _____

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

