Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: JM-SB-BR-21-43A

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

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 212,500.00

Affiant

Subscribed and Sworn before me this 8th day of February, 2021.

Notary Public
My commission expires: 7/7/24



Karen Johnson Davidson County
Batch# 573928 DEEDWARR
02/12/2021 11:48:55 AM 2 pgs
Fees: $13.00 Taxes: $786.25

20210212-0020312

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Oran Crow 43 A Lutie Street, A, Nashville, TN 37210	BancorpSouth Bank PO Box 3356 Tupelo, MS 38803	119-06-0D-001.00 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 **Oran David Crow, single man,** "the Grantee," the following described real estate in Davidson, Tennessee:

Unit No. A on the Plan of Fortythree Lutie Street having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20200924-0110146, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Hensley Group, LLC by Warranty deed dated 06/24/2020 and recorded on 07/09/2020 in Instrument No. 20200709-0074902, Register's Office for Davidson County, Tennessee.

This is improved property known as 43A Lutie Street Nashville, TN 37210

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 to 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 8th 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 10th day of February, 2021.

_____
Notary Signature

My commission expires: 09/09/2027

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY