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

Karen Johnson Davidson County
Batch# 573983 DEEDWARR
02/12/2021 12:21:34 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210212-0020386

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 320,000.00

Affiant

Subscribed and Sworn before me this 11th day of February, 2021.

Notary Public
My commission expires: 2/24/23

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Alexis Withers 721 Joseph Avenue, Nashville, TN 37207	Movement Mortgage ~~The same~~ 8044 Calvin Hall Rd. Indian Land, SC 29707	082-07-0-197

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**, ":he Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexis Withers, an unmarried woman,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 11 on the Plan of Townwood Homes, Section 1, of record in Plat Book 3106. Page 147, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete descrption.

Being the same conveyed to Ray A. McClain by Warranty Deed from James Williams, Jr. and wife, Shelia Vaden-Williams, of record in Instrument No. 20110114-0004150, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hensley Group, LLC, A Tennessee Limited Liability Company by Warranty Deed from Ray A. McClain, Dated 10/02/2020, Recorded 10/06/2020, Instrument No. 20201006-0115764, Register's Office for Davidson County, Tennessee.

This is the improved property known as 721 Joseph Avenue Nashville, Tennessee 37207.
Map: 082-07-0 Parcel: 197.00

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 11th day of February, 2021

Hensley Group LLC, a Tennessee Limited Liability Company

By: _____
Michael Hensley

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 Member of Hensley Group LLC, the within named bargainor, a Limited Liability Company, and that such Michael Hensley as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 11th day of Feb, 2021.

_____
Notary Signature

My commission expires: 04/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD