WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 689,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2021.

Notary Public

COMMISSION EXPIRES: _____

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 598856 DEEDWARR
03/23/2021 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,549.30
20210323-0038512

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shannon M. Finucane	Same As New Owner	115-07-0-089
(NAME)	(NAME)	
650 Brook Hollow Road	1045 Lynwood Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WG Development, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon M. Finucane,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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. 334 on the Plan of West Meade Farms, Inc. Section "N" of record in Plat Book 2133, page 94, Register's Office for Davidson County, Tennessee.

Beginning at a point on the easterly margin of Brook Hollow Road at the common corner of Lots Nos. 334 and 335; thence with the line between said lots Eastwardly 231 feet to point; thence Northwestwardly 192.1 feet to the South margin of West Meade Drive; thence with the margin of same Westwardly 206 feet to the beginning of a curve; thence along said curve southwesterly 39.3 feet to the easterly margin of Brook Hollow Road; thence with the margin of the same Southwardly 167 feet to the beginning.

Being the same property conveyed to WG Development, LLC, a Tennessee limited liability company by Warranty Deed from Peter D. Fleming and Audrey C. Fleming, husband and wife, filed for record on September 1, 2020 as Instrument No. 20200901-0099346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 650 Brook Hollow Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37205 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 23rd day of March, 2021.

WG Development, LLC, a Tennessee Limited Liability Company

By: _____
Robert L. Scruggs, Authorized Agent

State of Tennessee

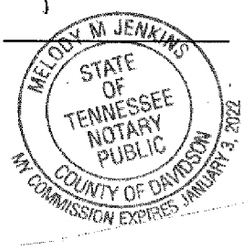
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Robert L. Scruggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Authorized Agent of WG Development, LLC, a Tennessee limited liability company,** the within named bargainor, (the Company), and that as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Association by himself as **Authorized Agent.**.

WITNESS my hand and seal this 23rd day of March, 2021.

_____
Notary

Commission Expires: _____



Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.