# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Y-SB-CRES-20-1501-0

Karen Johnson Davidson County
Batch# 610891 DEEDWARR
04/08/2021 11:34:32 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210408-0046931

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **L.A.N.D. Group, LLC** | **New Owner** | |
| (NAME) | (NAME) | |
| **227 Mallory Station Road** | **New Owner** | **083-13-0-414-00** |
| (ADDRESS) | (ADDRESS) | |
| **Franklin, TN 37067** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARDINAL INVESTMENTS RE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 94 of Block "K" on the Map of the Lindsley Home Place, as of record in Plan Book 2, Page 92, Chancery Court at Nashville.

Said Lot. No. 94 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines, with the Easterly margin of South 15th Street, 159 feet to an alley.

Being the same property conveyed to Cardinal Investments RE, LLC by Warranty deed from Doris Lena Walker, a single woman of record in Instrument No. 20171219-0129186 Register's Office for Davidson County, Tennessee, dated October 15, 2017 and recorded on December 19, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 92, Chancery Court at Nashville.
- Taxes for the year 2021 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1501 Fatherland Street, Nashville, Tennessee 37206-2001**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 22 DAY OF MARCH, 2021.

Cardinal Investments RE, LLC

BY: _____
Laura Magliochetti
Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MAGLIOCHETTI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of CARDINAL INVESTMENTS RE, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~19th~~ 22nd of March, 2021.

_____
Notary Public
My Commission Expires: 06-26-2023
(SEAL)

SOPHIA WILLIAMS-IVEY
Notary Public, State of Florida
Commission# GG 349141
My comm. expires June 26, 2023

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212