WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richland South, LLC, a Tennessee limited liabilty company 212 Overlook Circle, Suite 207 Brentwood, TN 37027	New Owner	118-04-0-342

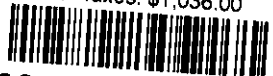
For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Fletcher Thomas, Jr.**, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Richland South, LLC, a Tennessee limited liabilty company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 445 on the Plan of Grandview Heights, of Record in Book 161, Pages 14 and 15, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fletcher Thomas, Jr and Margaret Elsie Hartman, joint tenants with right of survivorship by Deed from Robert E. Jones, single, dated 11/30/1993, of record in Book 9179, Page 926, Register's Office for Davidson County, Tennessee. The said Margaret Elsie Hartman having since died on 12/03/2020 levaing the said Fletcher Thomas, Jr. sole joint tenant.

This conveyance is subject to Taxes for 2021 and subsequent years, a lien not yet due and payable.
All matters shown on plat of record in Plat Book 161, pages 14 and 15, Register's Office Davidson County.

Karen Johnson Davidson County
Batch# 616196 **DEEDWARR**
04/16/2021 09:10:16 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00



20210416-0050883

This is unimproved ☐ improved ☒ property know as: 2239 Grandview Ave, Nashville, TN 37211

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 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 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 15th day of April, 2021.

Fletcher Thomas, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Fletcher Thomas, Jr. with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 15th of April, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County