Karen Johnson Davidson County
Batch# 654728 DEEDWARR
06/11/2021 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20210611-0078882

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Peter G. Ogilvy	Cap Star Bank	72-11-311
(NAME)	(NAME)	
2149 Rock City Street	2002 Richard Jones Rd, #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211491

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/we, **Independence Investment Group TN, LLC, a Nevada limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Peter G. Ogilvy, a single man**, hereinafter called the GRANTEES, their heirs 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. 19, Moore's Subdivision of Lot 7 of Maxey's Addition to Brownsville, of record in Book 57, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Independence Investment Group TN, LLC, a Nevada limited liability company by deed from Gail Dismukes, dated September 9, 2019, of record in Instrument No. 20190910-0091222, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Storm Water Drainage of record in Book 4218, page 663, Register's Office for said County; and (b) Right of Way Easement of record in Book 4454, page 62, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2149 Rock City Street, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of June, 2021

Independence Investment Group TN, LLC,
a Nevada limited liability company

By: Thomas Rogge, manager
Thomas Rogge, Manager

State of Tennessee)
County of Sumner)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Thomas Rogge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Independence Investment Group TN, LLC, the within named bargainor, a limited liability company, and that such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager.

Witness my hand, at office, this 7th of June, 2021.

Christine L. Lind
Notary Public
My Commission Expires: 11·22·21



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022