Karen Johnson Davidson County
Batch# 657791 DEEDWARR
06/16/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20210616-0081330

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 565,000.00

Affiant

Subscribed and Sworn before me this 12 day of April, 2021.

Notary Public
My commission expires: 09/14/2022

JIM A. HA... STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Mt View1, LLC 607 Briarhill Road Lebanon, TN 37087	The same	163-00-0-053.00

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, a Tennessee Limited Liability Company** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mt View1, LLC, a Tennessee Limited Liability Company** "the Grantee," the following described real estate in Davidson, Tennessee:

A tract of land in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, being the Northwest part of Tract No.1 on the Map showing the Division of the Walker Farm, near Antioch. Tennessee, of record In Plat Book 2 Page 169. Chancery Court at Nashville, and described as follows:

Beginning at a point in the South margin of Antioch and Mt. View County Road, the Northeast corner of Tract 1, in the West line of the Cone lands; thence with the East line of said tract 1, along Cone and Searles West line South 3-1/2 degrees West 420 feet to a point; thence Westerly 420 feet to a point; thence North 3-1/2 degrees East 420 feet to the South margin of said Road; thence with the margin of said Road Easterly 420 feet to the point of beginning containing 4 acres, more or less.

Being the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company by Warranty deed from G. Michael Moorer, unmarried of record in Instrument No. 20200624-0068356 Register's Office for Davidson County, Tennessee, dated June 22, 2020 and recorded on June 24, 2020. (Value of consideration shown in aforementioned deed $500,000.00.) Being also known as 5078 Mount View Road Nashville, Tennessee 37013.

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 25th day of March, 2021

Hensley Group LLC, a Tennessee Limited Liability Company

By: _____

Michael E. Hensley, Sole and Managing Member

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned authority, of the state and county mentioned, personally appeared Michael E. 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 the Sole and Managing Member of Hensley Group, LLC, the within named bargainor, a Limited Liability Company, and that as such Sole and Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole and Managing Member

Witness my hand and seal, at office this 25th day of March, 2021.

_____

Notary Signature

My commission expires: 04/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

