WARRANTY DEED

Karen Johnson Davidson County
Batch# 672391 **DEEDWARR**
07/07/2021 02:19:32 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20210707-0091459

O-SB-RPP-21-2984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Entrust Investments. LLC, a Tennessee Limited Liability Company	**NEW OWNER**	
(NAME)	(NAME)	**059-01-0-017.00 AND 059-01-0-018.00**
6400 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **BRIAN V. WATKINS AND RIGHTWAY PROPERTIES PLUS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ENTRUST INVESTMENTS. 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:

Tract 1 (Map/Parcel 059-01-0-017.00):

Land in Davidson County, Tennessee, being Lot 303, Buena Vista Estates, Section 6A, as shown on Plat of Record in Plat Book 4660, Page 6, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Rightway Properties Plus, LLC, by Warranty Deed from Brian V. Watkins of record in Instrument No. 20160217-0015121 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 17, 2016.

Tract 2 (Map/Parcel 059-01-0-018.00):

Land in Davidson County, Tennessee, being reserve Parcel F, Section 6A, Buena Vista Estates, as shown on Plat of record in Plat Book 4660, Page 6, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Brian V. Watkins, unmarried, by Warranty Deed from Jose A. Reyna, unmarried, of record in Instrument No. 20111104-0086557 Register's Office for Davidson County, Tennessee, dated November 02, 2011 and recorded on November 04, 2011. As to Tract 2.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 6, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4668, Page 223, re-recorded in Book 4673, Page 630, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2984 & 0 Sunnyview Dr, Nashville, Tennessee 37218**.

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 29 DAY OF JUNE, 2021.

Brian V. Watkins

and

Rightway Properties Plus, LLC

BY: _____
Adam Jefferson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN V. WATKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2021.

_____
Notary Public
My Commission Expires: 10/21/2022
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, 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 AUTHORIZED AGENT of RIGHTWAY PROPERTIES PLUS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

TACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

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