This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3820**

Karen Johnson Davidson County
Batch# 679581 DEEDWARR
07/20/2021 09:31:59 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210720-0096929

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brown & Associates, a Tennessee general partnership,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **CNS LLC**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. C9 on the Plan of Hermitage Estates "Parcel B" as recorded in Plat Book 3842, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. C9 fronts 100.00 feet on the Southeasterly margin of Lebanon Road and extends back 199.55 feet on the Southwesterly line and 199.46 feet on the Northeasterly line to a line in the rear on which it measures 100.00 feet thereon.

Included in the above description, but specifically excluded therefrom is 60 square feet conveyed to the State of Tennessee, of record in Book 6453, page 420, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Beginning at the point of intersection of the James McPherson, Jr., et ux Southwest boundary and the existing Southeast margin of S. R. 24 (U.S. 70); thence Southeastwardly 10 feet, more or less to a point; thence Southwestwardly 6 feet more or less to a point; thence Northwestwardly 10 feet, more or less to a point; thence with the margin of S. R. 24 (U.S. 70) 6 feet, more or less to the point of beginning and containing 60 square feet.

Being the same property conveyed to Brown & Associates, a Tennessee general partnership, comprised of Conoly Brown and David Hood by Special Warranty Deed from CIT Small Business Lending Corporation of record in Instrument No. 20120926-0087531, Register's Office for Davidson County, Tennessee, dated September 20, 2012 and recorded on September 26, 2012.

This is improved property also known as 4219 Lebanon Pike, Hermitage, Tennessee 37076.

Map and Parcel: 075-10-0-196.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 14th day of July, 2021.

Brown & Associates

BY: David Hood Partner
David Hood, Partner

BY: David Hood as Attorney in Fact
David Hood as Attorney in Fact for
Conoly Brown, Partner Conoly Brown Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, David Hood, Partner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, David Hood as Attorney in Fact for Conoly Brown, Partner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$550,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 14th day of July, 2021.

Affiant

NOTARY PUBLIC

My commission expires:
11-24-2024

Grantee(s) Name, Address:	Send Tax Statement To:
CNS LLC	NEW OWNER
4219 Lebanon Pike	
Hermitage, TN 37076	