Karen Johnson Davidson County
Batch# 683848 DEEDWARR
07/27/2021 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20210727-0100314

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $850,000.00 Affiant Subscribed and sworn to before me This 21st day of July 2021. Notary Public My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Aaron B. Flinn, Trustee of the 232 LIVELIHOOD TRUST 541 SKYVIEW DRIVE, NASHVILLE TN 37206	New Owner Aaron B. Flinn 511 Union St. Suite 2700 Nashville, TN 37219	P/O 08311007500

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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 sufficiency of all of which are hereby acknowledged, **Harmony H. England and Greg England, wife and husband** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Aaron B. Flinn, Trustee of the 232 Livelihood Trust** (The "Grantees"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land located in Nashville, Davidson County, Tennessee, being Lot 10 on the plan of Rolling Acres Subdivision of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the south margin of Skyview Drive;
Thence S 81°25'32" E 150.06 feet to a point;
Thence S 08°34'28" W 80.06 feet to a point;
Thence N 81°30'22" W 150.32 feet to a point
Thence N 08°45'39" E 80.28 feet to the point of beginning, containing an area of 0.27 acres, more or less.
As shown on the property survey for Greg and Harmony H. England by Patrick S. Coode, RLS #855, 144 Spring Valley Road, Nashville TN 37214, dated June 30, 2021.

Being a portion of the same property conveyed to Harmony H. England and Greg England, wife and husband, by Warranty Deed from David M. Lubell and wife, Shannon Lubell dated April 29th, 2011 of record in Instrument No. 20110505-0034753 in the Register's Office for Davidson County, Tennessee. For further reference see Quitclaim Deed of record in Instrument No. 20210510-0062362, dated May 6th, 2021, in the Register's Office for Davidson County, Tennessee. which was recorded to obtain a separate map and parcel identification number for this tract.

This is improved real property 541 Skyview Drive, Nashville, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable. Map & Parcel: 063 014.02
2. Easement of record in book 1140, Page 182, and Book 4006, page 755, said Register's Office.
3. Subject to easement contained in Instrument No. 20210510-0062426 and Instrument No. 20210510-0062362, said register's Office.
4. Subject to all matters on plat Book 1130, Page 34, said Register's Office.
5. Subject to all matters on the unrecorded survey by Z.J. Wilkerson, Surveyor, dated December 31, 1949
6. Subject to matters on the survey by Rocky L. Montoya, Surveyors, not dated to vesting deeds.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of July 2021.

Greg England

Harmony H. England

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared **Greg England and Harmony H. England**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 21st day of July 2021.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **7/21/2021** (date of document).

Affiant Signature

7/21/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **July**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

