WARRANTY DEED

Karen Johnson Davidson County
Batch# 730836 DEEDWARR
10/06/2021 09:47:30 AM 2 pgs
Fees: $13.00 Taxes: $1,772.95

20211006-0134131

JM-BHHS-21-694

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,177.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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)
Three Horizons, LLC	**NEW OWNER**	
(NAME)	(NAME)	**147-1-0-166.00**
3750 Belotes Ferry Rd		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(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, **LAND AND LUMBER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THREE HORIZONS, 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:

Land in Davidson County, Tennessee, being Lot 431 plan of Candlestick Farms, Section 4, as of record in Book 3600, Page 71 amended in Book 3822, Page 71, Register's Office for said County. Said Lot 431 fronts 81 feet on the northeasterly margin of Candlestick Drive and runs back between lines 193.8 feet on the northwesterly line and 165.6 feet on the southeasterly tine to a broken line at the rear measuring 121.4 feet thereon.

Being the same property conveyed to Land and Lumber Properties, LLC, a Tennessee limited liability Company by Warranty Deed from Barbel Chambalu, married, and Evangelie Lista Hayes, married of record in Instrument No. 20210318-0036349 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 18, 2021.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 3600, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3811, Page 978, and Book 3822, Page 71, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **694 Candlestick Drive, Nashville, Tennessee 37211**.

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 1st DAY OF OCTOBER, 2021.

Land and Lumber Properties, LLC

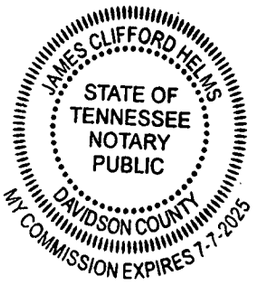
BY: _____
Michael Todd Garrett
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL TODD GARRETT, 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 MANAGING MEMBER of LAND AND LUMBER PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of October, 2021.

_____
Notary Public
My Commission Expires: 7-7-25
(SEAL)



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