WARRANTY DEED

Karen Johnson Davidson County
Batch# 738824 **DEEDWARR**
10/18/2021 02:53:35 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20211018-0139770

BS-P-21-1144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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

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)
Ian P Flannery	**Guaranteed Rate Inc.**	
(NAME)	(NAME)	**091-04-0D-001.00-CO**
2307 B 23rd Ave N	**3940 N Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Chicago, IL 60613**	
(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, **HENSLEY GROUP, 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 **IAN P FLANNERY, AN UNMARRIED MAN,** 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 Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 3837 Dr. Walter S. ~~David~~ DAVIS Boulevard, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180612- 0056534 and Amended in Instrument No. 20180702-0063573 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anchored Developments LLC, a Tennessee Limited Liability Company by Warranty deed from Josh Hellmer, married of record in Instrument No. 20180501-0040826 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 01, 2018.

Being a portion of the same property conveyed to Hensley Group, LLC by Quitclaim deed from Anchored Developments, LLC of record in Instrument No. 20190114-0003406 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on January 14, 2019.

Being also known as 3837 A Dr. Walter S. Davis Boulevard A Nashville, Tennessee 37208.

This conveyance is subject to:
- Taxes for the year 2021
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180612- 0056534 and Amended in Instrument No. 20180702-0063573, Register's Office for Davidson County, Tennessee
- Easement of record in Book 4108, Page 697, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190212-0013251, in the Register's Office for Davidson County, Tennessee.
- Addendum Lease Agreement of record in Book 6035, Page 55, 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: **1144 A 39th Avenue, Nashville, Tennessee 37209**.

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 14th DAY OF OCTOBER, 2021.

Hensley Group, LLC

BY: _____
Eric Hensley
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ERIC 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 AUTHORIZED AGENT of HENSLEY GROUP, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 14th of October, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

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