BOX 10-B

Karen Johnson Davidson County
Batch# 764276 **DEEDWARR**
12/01/2021 11:07:58 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50

20211201-0158594

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,325,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: MAY 3, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PLANET BOB RENTALS	**SAME**	**071-04-0-274.00** **071-04-0-292.00**
(NAME) **3006 AMBROSE AVENUE**	(NAME)	**071-04-0-272.00** **071-04-0-269.00**
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	**071-04-0-273.00** **071-04-0-267.00** **071-04-0-266.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LARRY O. HANSON AND WIFE, SUSAN T. HANSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PLANET BOB RENTALS, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Map & Parcel 071-04-0-274.00
Known as: 104 Minnette Court, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot(s) 310-A, as shown on the map entitled Zone Lot Division of Lot 310 on the Plat of Resubdivision Part 4, Shepardwood, of record in Plat Book 6250, page 474, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY O. HANSON AND WIFE, SUSAN T. HANSON, by deed from HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., of record in Book 8940, page 145, dated May 5, 1993 and corrected in Book 9514, page 136, dated July 21, 1993, said Register's Office.

Tract II: Map & Parcel 071-04-0-292.00
Known As: 106 Minnette Court, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot(s) 310-B, as shown on the map entitled Zone Lot Division of Lot 310 on the Plat of Resubdivision Part 4, Shepardwood, of record in Plat Book 6250, page 474, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY O. HANSON AND WIFE, SUSAN T. HANSON, by deed from HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., of record in Book 9033, page 701 and corrected in Book 9514, page 134, dated July 21, 1993, said Register's Office.

Unimproved ( )
This is improved(X) property, known as **104 &106 MINNETTE CT., 2421,2424,2425, 2432 & 2436 PAULAWOOD DRIVE, NASHVILLE, TN 37207**

(House Number) (Street) (P.O. Address) (City or Town)

Tract III: Map & Parcel 071-04-0-272.00
Known as: 2421 Paulawood Drive, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot(s) 300, as shown on the map entitled Plan of Shepardwood, Section 4, of record in Plat Book 5210, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY O. HANSON AND WIFE, SUSAN T. HANSON, by deed from JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record in Book 8415, page 575 and corrected in Instrument No. 20020212-0018316, dated July 29, 1991, said Register's Office.

Tract IV: Map & Parcel 071-04-0-269.00
Known as: 2424 Paulawood Drive, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot(s) 297, as shown on the map entitled Plan of Shepardwood, Section 4, of record in Plat Book 5210, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY O. HANSON AND WIFE, SUSAN T. HANSON, by deed from JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record in Book 8475, page 236, dated October 18, 1991, said Register's Office.

Tract V: Map & Parcel 071-04-0-273.00
Known as: 2425 Paulawood Drive, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot(s) 301, as shown on the map entitled Plan of Shepardwood, Section 4, of record in Plat Book 5210, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY O. HANSON AND WIFE, SUSAN T. HANSON, by deed from JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record in Book 8530, page 659, dated January 15, 1992, said Register's Office. Being further conveyed to JENBRALA, LLC, A TENNESSEE SERIES LLC, by quitclaim deed from LARRY O. HANSON AND WIFE, SUSAN T. HANSON, of record in Instrument No. 20190722-0071488, dated July 18, 2019, said Register's Office. Being further conveyed to LARRY O. HANSON AND WIFE, SUSAN T. HANSON, by quitclaim deed from JENBRALA, LLC, of record in Instrument No. 20210211-0019411, dated February 9, 2021, said Register's Office.

Tract VI: Map & Parcel 071-04-0-267.00
Known as: 2432 Paulawood Drive, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot(s) 295, as shown on the map entitled Plan of Shepardwood, Section 4, of record in Plat Book 5210, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY O. HANSON AND WIFE, SUSAN T. HANSON, by deed from HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record in Book 8984, page 426, dated June 15, 1993, said Register's Office.

Tract VII: Map & Parcel -071-04-0-266.00
Known as: 2436 Paulawood Drive, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot(s) 294, as shown on the map entitled Plan of Shepardwood, Section 4, of record in Plat Book 5210, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY O. HANSON AND WIFE, SUSAN T. HANSON, by deed from HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record in Book 9033, page 709, dated July 21, 1993, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 474, said REGISTER'S OFFICE AS TO TRACT I & II.

THIS CONVEYANCE IS SUBJECT TO MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 5210, PAGE 159, said REGISTER'S OFFICE AS TO TRACT III, IV, V, VI, & VII.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 5015, PAGE 356, said REGISTER'S OFFICE AS TO TRACT I, II, III, V, VI & VII.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6195, PAGE 883 said REGISTER'S OFFICE AS TO TRACT IV.

ALL TRACTS ARE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS WHICH MAY EFFECT SAID PROPERTIES OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of November, 2021.

LARRY O. HANSON

Susan T. Hanson

SUSAN T. HANSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY O. HANSON and SUSAN T. HANSON, the bargainors, 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 official seal at office this 29th day of November, 2021.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public