WARRANTY DEED

Karen Johnson Davidson County
Batch# 776625 DEEDWARR
12/20/2021 09:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20211220-0167657

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Affiant

Subscribed and sworn to me on December 15, 2021.

NOTARY PUBLIC

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34891

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Green Hills LLC I.N.T.R.A. Inc. 2009 Julie Dr Mt Juliet TN 37122	SAME ADDRESS AS NEW OWNER	072-15-298

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Barbara J. Kilbourne and husband William Rodgers Davis, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Green Hills LLC, a Tennessee limited liability company and I.N.T.R.A. Inc., a Tennessee corporation, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being known as Tract II on Earl Drake Survey of September 21, 1992.
>
> Beginning at an iron pin in the easterly margin of Porter Road, said pin being the northwesterly corner of Tract I; thence with the easterly margin of Porter Road North 27 degrees East 120.0 feet to an iron pin; thence South 87 degrees 00 minutes East 129.00 feet to an iron pin; thence South 10 degrees 00 minutes West, 100.00 feet to the post; thence South 81 degrees 30 minutes West 27.00 feet to a stake; thence

South 9 degrees 00 minutes West 62.00 feet to a stake; thence North 64 degrees 15 minutes West 141.00 feet to the point of beginning.

Being the same property conveyed to Barbara J. Kilbourne, unmarried by Deed from Jeffrey S. Button, unmarried of record in Book 10829, page 222, Register's Office for Davidson County, Tennessee, dated February 27, 1998 and recorded on March 9, 1998.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County Taxes which have been prorated by the parties and paid by Grantor; 2022 and subsequent taxes are assumed by the Grantees.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1427 Porter Road, Nashville, TN 37206.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Roger Kilbourne, husband of Barbara Kilbourne, is executing this Instrument in order to convey any and all marital interest he may have in the subject property.

WITNESS our hands on December 15, 2021.

Barbara J. Kilbourne

Barbara J. Kilbourne

William Rodgers Davis

William Rodgers Davis

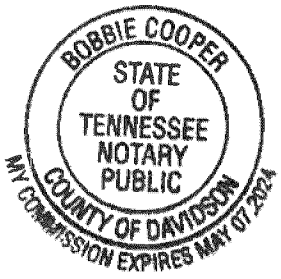
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Barbara J. Kilbourne and William Rodgers Davis to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 15, 2021.

NOTARY PUBLIC

My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 15, 2021.

J. Carlton Drumwright

December 15, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 15, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY