WARRANTY DEED

Karen Johnson Davidson County
Batch# 801380 DEEDWARR
02/07/2022 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20220207-0013908

LR-BH-21-253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Sharon F
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

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)
Joseph R. Hailey and Marki A. Hailey	Same	
(NAME)	(NAME)	**043-15-0-249.00**
253 Warrior Road	253 Warrior Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison TN 37115	
(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, **MEMPHIS INVESTMENT PROPERTIES III, 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 **JOSEPH R. HAILEY AND MARKI A. HAILEY, HUSBAND AND WIFE,** 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 No. 85 on the Plan of Arrowhead Estates, Section 2 of record in Plat Book 5050, Page 83, 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 Ricky Allen Anderson and Shellie Ruth Cannon, husband and wife by Warranty deed from Robert E. Marshall of record in Instrument No. 20130122-0007016 Register's Office for Davidson County, Tennessee, dated January 08, 2013 and recorded on January 22, 2013.

Being the same property conveyed to Robert E. Marshall by Trustee's deed from Philip Kelly, Substitute Trustee of record in Instrument No. 20150908-0090949 Register's Office for Davidson County, Tennessee, dated September 08, 2015 and recorded on September 08, 2015.

Being the same property conveyed to Robert E. Marshall and Jane Garrett Marshall, husband and wife by Quitclaim deed from Robert E. Marshall of record in Instrument No. 20170303-0021443, Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 03, 2017.

Being the same property conveyed to Jane G. Marshall, Trustee of The Jane Marshall Living Trust Dated October 14, 2016 by Quitclaim deed from Robert E. Marshall and Jane Garrett Marshall of record in Instrument No. 20170717-0071687 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 17, 2017.

Being the same property conveyed to Memphis Investments Property III, LLC, a Tennessee Limited Liability Company by Warranty deed from J. Richard Flatbush, Trustee of The Jane Marshall Living dated October 14, 2016 of record in Instrument No. 20211008-0135735 Register's Office for Davidson County, Tennessee, dated September 27, 2021 and recorded on October 08, 2021.

Scrivener's affidavit recorded to correct grantee of record in instrument No._____ Register's Office for Davidson County, Tennessee, dated _____ and recorded on _____.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5286, Page 406, 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: **253 Warrior Road, Madison, Tennessee 37115**.

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 24 DAY OF JANUARY, 2022.

Memphis Investments Property III, LLC, a Tennessee Limited Liability Company

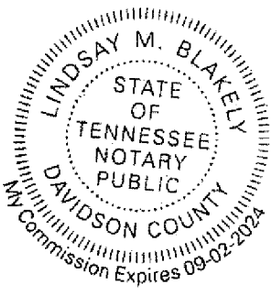
BY: _____
Mark Hart
Member and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARK HART, 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 MEMBER AND AUTHORIZED AGENT of MEMPHIS INVESTMENTS PROPERTY III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 MEMBER AND AUTHORIZED AGENT.

Witness my hand and official seal, this the 24th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 January 24-22 (date of document).

Affiant Signature

January 27-22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY'S SEAL