WHEN RECORDED RETURN TO:
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-15211-RR

Karen Johnson Davidson County
Batch# 818152 DEEDWARR
03/09/2022 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220309-0027009

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Marcus Green	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Marcus Green (NAME)	New Owner (NAME)	108-16-0-060.00
1405 Timber Valley Dr (ADDRESS)	(ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Live Well Investments LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcus Green***, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 51A of the zone lot division of Lot Nos. 49, 50 and 51, of Section Two, Percy Priest Woods of record in Plat Book 6250, Page 261, amending Plat Book 5800, Page 259, Register's Office of Davidson County, Tennessee. to which reference is hereby made for a more complete description.

Being the same property conveyed to Live Well Investments, LLC by Warranty deed from Lewis Hyatt, unmarried of record in Instrument No. 20070823-0100757 Register's Office for Davidson County, Tennessee, dated August 6, 2007 and recorded on August 23, 2007. (Value of consideration shown in aforementioned deed $113,000.00.)

For information purposes only: 1405 Timber Valley Dr., Nashville, TN, 37214

* - Unmarried

This conveyance is subject to all easements, restrictive covenants and conditions including those located at _____, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1405 Timber Valley Dr. Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 23rd day of February, 2022

Benjamin Wright, Authorized Member

Benjamin Wright, Authorized Member

STATE OF Indiana
COUNTY OF Marion

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Benjamin Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Live Well Investments, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

WITNESS my hand and official seal at office this 23rd day of February, 2022.

Notary Public
My Commission Expires: 8/13/2024

SCOTT MORRIS
NOTARY PUBLIC-SEAL
HAMILTON COUNTY, INDIANA
MY COMM #686802
COMM EXPIRES: 8-13-2024

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 2/23/22.

Affiant Signature

2/28/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of February, 2022.

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

