(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/01 14:13 2pgs
Fees:11.00 Taxes:592.00

20010530-0055964

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Susan M Kahn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2001.

YVETTE LYN MEDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

MY COMMISSION EXPIRES: 6-16-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 124, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
INNOVATIONS AND RENOVATION, LLC	Same	Map and Parcel 102-11-0 080.00
(NAME)	(NAME)	
836 West Hillwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File Number 2001-0223

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, WE, **Ernie Gendron, and wife Jennifer Gendron**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INNOVATIONS AND RENOVATION, LLC**, a TN limited liability company, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 243 on the Plan of Horton Heights, Section B, as of record in Book 2133, page 70, Register's Office of Davidson County, Tennessee.

Said Lot No. 243 fronts 172.8 feet on the northeasterly side of West Hillwood Boulevard, formerly Hainey Drive and extends back between lines 364.2 feet on the northwesterly side of 420.0 feet on the southeasterly line to a dead line in the rear, which is broken line, measuring 85.0 feet thereon.

Being the same property conveyed to Ernie Gendron and wife, Jennifer Gendron by warranty deed of Elizabeth Clopton, unmarried, of record in instrument number 20010320-0026725, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 836 West Hillwood Drive, Nashville, TN 37205
(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 our hands this 25th day of May, 2001.

Ernie Gendron

Jennifer Gendron

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ernie Gendron and wife, Jennifer Gendron, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 25th day of May, 2001.

Commission expires: 6-16-04

Notary Public

YVETTELYN MELDRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN