Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $97,500.00

Affiant

Subscribed and sworn to before me, this 28th 30th day of August, 2012.

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 9/22/14

05-1206-65611

Address of New Owner:	Send Tax Bills to:	Tax Information
C and S Renovations Group, Inc 1028 Secretariat Drive Mt. Juliet, TN 37122	OWNER 1028 Secretariat Drive Mt Juliet, TN 37122	75-14-0-108

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steve Waldrop, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to C and S Renovations Group, Inc, hereinafter called the Grantees, their successors 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. 15, on the Plan of Hermitage Estates, Section 4, of record in Plat Book 3700, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Steve Waldrop by deed from Louise W. Waldrop, dated December 15, 2006, recorded December 20, 2006 in Instrument No. 20061220-0156424, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 441 Harwell Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120066635 DEEDWARR
Recvd: 09/05/12 15:31 2 pgs
Fees:13.00 Taxes:360.75
20120905-0080358

WITNESS my hand this 28th day of August, 2012.

Steve Waldrop

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steve Waldrop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28th day of August, 2012.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014