WARRANTY DEED

File #12113116

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

Vanessa E. Allen — STATE OF TENNESSEE NOTARY PUBLIC — Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tensel Lea Sandker Brent Matthew Burke	New Owner Same	75-14-108
(NAME)	(NAME)	
411 Harwell Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I/WE, **C and S Renovations Group , Inc.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tensel Lea Sandker, Unmarried and Brent Matthew Burke, Unmarried, as joint tenants with rights of survivorship** 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:

Being Lot No. 15, on the plan of Section Four, Hermitage Estates, as the same appears of record in Plat Book 3700, Page 148, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to C and S Renovations Group, Inc. by deed from Steve Waldrop, Unmarried, dated 08/28/2012, of record in Instrument No. 201209050080358, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 3700, Page 148, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **441 Harwell Drive, Hermitage,TN,37076**

(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.

BILL GARRETT, Davidson County
Trans:T20120093799 DEEDWARR
Recvd: 12/07/12 12:27 2 pgs
Fees:13.00 Taxes:510.60

20121207-0113020

Witness our hands this 30th day of November, 2012.

C and S Renovations Group, Inc.

BY: _____

Sheralyn Dix, President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Sheralyn Dix, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the President of C and S Renovations Group, Inc., the within named bargainor, a corporation, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal at this 30th day of November, 2012.

Commission expires:

8/16/14

_____

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130