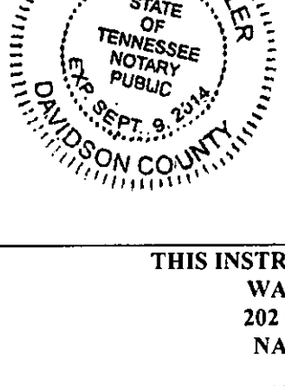
BILL GARRETT, Davidson County
Trans:T20130094584 DEEDWARR
Recvd: 11/05/13 14:28 2 pgs
Fees:13.00 Taxes:1554.00
20131105-0114853

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2013.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kenneth A. Pattengale Paul K. Pattengale	Wells Fargo Bank, N.A.	
1506 Long Avenue	250 E John Carpenter Fwy	09401038900
Nashville, TN 37206	Irving, TX 75062	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RESIDENTIAL RENEWAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH A. PATTENGALE, UNMARRIED, AND PAUL K. PATTENGALE, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 204 on the Plan of Edgefield Land Co's First Sub-Division of record in Plat Book 57, Page 130, 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 Residential Renewal, LLC, a Tennessee Limited Liability Company, a Tennessee limited liability company by Deed from Mark Cappellino, a single man of record in Instrument No. 20130904-0093119, Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on September 04, 2013.

Being the same property conveyed to Mark Cappellino, a single person by Deed from Barbara B. Thompson of record in Instrument No. 20130319-0027263, Register's office Davidson County, Tennessee, dated March 15, 2013 and recorded March 19, 2013.

Being the same property conveyed to Barbara B. Thompson by Deed from Clarence A. Thompson of record in Instrument No. 20101230-0103912, Register's Office Davidson County, Tennessee, dated December 02, 2010 and recorded December 30, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1506 Long Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of November, 2013.

Residential Renewal, LLC, a Tennessee Limited Liability Company

By: _____
Name: Mark J. Cappellino
Title: Member

By: _____
Name: Victoria R. Rodrigues
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark J. Cappellino and Victoria R. Rodrigues, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the members of Residential Renewal, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 1st day of November, 2013.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY