# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160055623 DEEDWARR
Recvd: 06/29/16 15:23 2 pgs
Fees: 13.00 Taxes: 1295.00
20160629-0066585

Y-VRES-16-1503-T

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Meredith Maley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Tina Vonhagel** | PINNACLE BANK | |
| (NAME) | (NAME) | **081-15-0-102.00** |
| **1503 21st Avenue North** | 150 3RD AVE. SOUTH #900 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208-2358** | NASHVILLE, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TTD BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TINA VON HAGEL AND AARON M. PAINTER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 21 on the Plan of S.A. Champion's Subdivision of Lots Nos. 85 to 168 and 169 to 228, and Lots 235 to 252 inclusive, in the Harding Plan as registered in Book 21, page 80, of the Register's Office for Davidson County, Tennessee, said subdivision being recorded in Plat Book 161, Page 132, 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 PennyMac Loan Services, LLC by Substitute Trustee's deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument No. 20140320-0023128 Register's Office for Davidson County, Tennessee, dated March 11, 2014 and recorded on March 20, 2014.

Being the same property conveyed to The Secretary of Housing and Urban Development of Washington, D.C. by Special Warranty deed from PennyMac Loan Services, LLC of record in Instrument No. 20150223-0015513 Register's Office for Davidson County, Tennessee, dated April 23, 2014 and recorded on February 23, 2015.

Being the same property conveyed to TTD Builders, LLC by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20150511-0042810 Register's Office for Davidson County, Tennessee, dated May 8, 2015 and recorded on May 11, 2015.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 21, Page 80 and Plat Book 161, page 132, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1503 21st Avenue North, Nashville, Tennessee 37208-2358**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ____ DAY OF JUNE, 2016.

TTD Builders, LLC

BY: _____
Daniel Martin
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of TTD Builders, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of June, 2016.

_____
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212