WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170011392 DEEDWARR
Recvd: 02/07/17 15:13 2 pgs
Fees: 13.00 Taxes: 647.50
20170207-0012996

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BKLM Investments, LLC	BKLM Investments, LLC	07207022600
(NAME)	(NAME)	
209 Amanda Drive	209 AMANA Drive	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087-1435	Lebanon, TN 37087-1435	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RENOVATETN, LLC and DAVID CAVALLIN, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BLKM INVESTMENTS, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on an unrecorded survey made by Boone Denton dated March 31, 1926. Said Lot No. 2 fronts 50 feet on the southerly side of Maxey Lane and extends back 194 feet on the easterly line and 196 feet on the rear measuring 50 feet thereon.

Being the same property conveyed to RenovateTN, LLC and David Cavallin, as tenants in common, by Warranty Deed dated December 30, 2016 from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust, which deed is of record as Instrument No. 20170112-0003781, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON AN UNRECORDED SURVEY BY BOONE DENTON DATED MARCH 31, 1926; FURTHER SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN BOOK 4218, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO AND INCLUDING ALL RIGHTS AND PRIVILEGES OF THE GRANTORS HEREIN AS SET FORTH IN THAT CERTAIN DRIVEWAY AGREEMENT DATED APRIL 26, 1978 AND RECORDED IN BOOK 5278, PAGE 708, SAID REGISTER'S OFFICE.

The herein conveyed property is not the principal residence of either of the Grantors named above.

unimproved ☐

This is improved ☑ property, known as 1308 Maxey Lane, Nashville, TN 37216
(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 3rd day of February, 2017.

RenovateTN, LLC

Daniel Reeder
Member

James Marty Taylor
Member

David Cavallin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority , **DAVID CAVALLIN,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 3rd day of February, 2017.

My commission expires: 01/09/2018

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Daniel Reeder and James Marty Taylor,** with whom I am personally acquainted (or each of whom proved to me on the basis of satisfactory evidence), and who, upon oaths, acknowledged themselves to be the Members of **RenovateTN LLC, a Limited Liability Company,** and that they as such Members, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by themselves in their official capacities.

Witness my hand and official seal at office at Madison, Tennessee, this the 3rd day of February, 2017.

My commission expires: 01/09/2018

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206