BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170012891 DEEDWARR
Recvd: 02/13/17 09:46 2 pgs
Fees:13.00 Taxes:1035.63
20170213-0014584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF February, 2017

Notary Public

MY COMMISSION EXPIRES: November 5, 2019

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC TENNESSEE STATE OF DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Robert Lorenz	New Owner	
(NAME)	(NAME)	119-05-0 302.00
2310 Elliott Ave., Unit 827		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, WE, **HOME ADVANTAGE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN ROBERT LORENZ, UNMARRIED,** 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. 1 on the Plan of Cumberland Nurseries - Resubdivision of Lots 84 and 85, Blocks 23 and 24, as of record in Plat Book 8250, Page 709, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Quitclaim Deed from Brian Siewert (A/K/A Brian D. Siewert) to Home Advantage Properties, LLC, a Tennessee Limited Liability Company, as recorded on the 22nd day of February, 2006 in Instrument No. 20060222-0020538 and Special Warranty Deed from U.S. Bank National Association to Brian D. Siewert, unmarried, as recorded on the 30th day of September, 2004 in Instrument No. 20040930-0117725, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 161, Page 139 and Plat Book 8250, Page 709, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is improved x property, known as 224 Joyner Avenue, Nashville, TN 37210 (unimproved)
(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.

Witness my hand this 10th day of February, 2017

HOME ADVANTAGE PROPERTIES, LLC

BY: _____

BRIAN D. SIEWERT, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Brian D. Siewert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Home Advantage Properties, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 10th day of February, 2017.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

_____
Notary Public