BILL GARRETT, Davidson County
Trans:T20170016079 DEEDWARR
Recvd: 02/23/17 12:27 2 pgs
Fees:13.00 Taxes:592.00
20170223-0018258

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-170200067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
16th day of February, 2017

Notary Public

MY COMMISSION EXPIRES:

GAIL VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RenovateTN, LLC 301 Northcreek Blvd, Suite 1312 Goodlettsville, TN 37072-1920	Same	071-15-0-534.00 071-15-0-535.00

FOR AND IN 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,

Elaine Nugent, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RenovateTN, LLC

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:

Tract 1:

LAND in Davidson County, Tennessee, being Lot No. 157 on the Plan of the Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Elaine Nugent, a single woman, by Quitclaim Deed from Kayce A. Nugent, a single woman, dated 5/10/16 and recorded 5/25/16 in Instrument Number 20160525-0052669; and the same property previously conveyed to Kayce A. Nugent, a single woman, by Warranty Deed from Stephen D. Wilson, married, dated 8/17/15 and recorded 8/18/15 in Instrument Number 20150818-0082952; and part of the same property previously conveyed to Stephen D. Wilson by Quitclaim Deed to Create Two Taxing Parcels from Larry D. Craig, and in the same instrument conveyed to Larry D. Craig from Stephen D. Wilson, dated 7/21/15 and recorded 7/21/15 in Instrument Number 20150721-0071287 and part of the same property previously conveyed to Stephen D. Wilson by Warranty Deed from Leo Hill, dated 7/15/15 and recorded 7/20/15 in Instrument Number 20150720-0070552; and part of the same property previously conveyed to Leo Hill by Warranty Deed from Richard Manson D/B/A IN RE Investments, dated 4/12/94 and recorded 4/28/94 in Book 9323, Page 952; and re-recorded on 3/14/97 in Book 10379, Page 757, Register's Office for Davidson County, Tennessee.

Map/Parcel No. 071-15-0-534.00

Tract 2:

LAND in Davidson County, Tennessee, being Lot No. 158 on the Plan of the Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Elaine Nugent, a single woman, by Warranty Deed from Stephen D. Wilson, married, dated 8/17/15 and recorded 8/18/15 in Instrument Number 20150818-0082947; and part of the same property previously conveyed to Stephen D. Wilson by Quitclaim Deed to Create Two Taxing Parcels from Larry D. Craig, and in the same instrument conveyed to Larry D. Craig from Stephen D. Wilson, dated 7/21/15 and recorded 7/21/15 in Instrument Number 20150721-0071287 and part of the same

property previously conveyed to Stephen D. Wilson by Warranty Deed from Leo Hill, dated 7/15/15 and recorded 7/20/15 in Instrument Number 20150720-0070552; and part of the same property previously conveyed to Leo Hill by Warranty Deed from Richard Manson D/B/A IN RE Investments, dated 4/12/94 and recorded 4/28/94 in Book 9323, Page 952; and re-recorded on 3/14/97 in Book 10379, Page 757, Register's Office for Davidson County, Tennessee.

Map/Parcel No. 071-15-0-535.00

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is unimproved (X) property known as **1342 and 1344 Stainback Ave., Nashville, TN 37207**
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 our hands this 16th day of February, 2017.

Elaine Nugent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elaine Nugent the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 2017.

Commission Expires:_____

Notary Public

