(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170016984 DEEDWARR
Recvd: 02/27/17 14:21 2 pgs
Fees: 13.00 Taxes: 740.00
20170227-0019417

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Tracy B. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONNIA CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires September 18, 2017

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
One Putt Development, a Tennessee General Partnership	One Putt Development, a Tennessee General Partnership	07206028700
(NAME) 205 N. Main Street	(NAME) 205 N. Main Street	
(ADDRESS) Dickson, TN 37055	(ADDRESS) Dickson, TN 37055	
(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, tenants in common , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO One Putt Development, a Tennessee General Partnership, 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 Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot NO. 45 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue (erroneously shown as Marey Avenue in previous deeds) and Gallatin Road Property of record in Book 332, Page 44, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 45 fronts 50 feet on the easterly side of Davis Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to RenovateTN, LLC and David Cavallin, Tenants in Common by Warranty Deed dated December 30, 2016 from Gordon W. O'Malley and George A. Street, Jr., as Co-Trustees of the O'Malley Family Trust which deed is recorded as Instrument No. 20170112-0003785, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF MAXEY AVENUE AND GALLATIN ROAD, OF RECORD IN BOOK 332, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

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

unimproved ☐

This is improved ☑ property, known as 2916 Davis Street, 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.

BOX 10-A

Witness our hands this 22nd day of February, 2017.

RenovateTN, LLC

Daniel Reeder
Member

James Marty Taylor
Member

David Cavallin

by: Daniel Reeder
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel Reeder**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Member** of **RenovateTN, LLC and David Cavallin**, the within named bargainor, a limited liability company, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Member**.

WITNESS my hand and seal this 22nd day of February, 2017.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Madison, Tennessee, this the 22nd 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

On this the 22ND day of February, 2017, before me personally appeared **Daniel Reeder** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **David Cavallin,** and acknowledged that he executed the same as the free act and deed of the said **David Cavallin**

Witness my hand and official seal at office at Madison, Tennessee, this the 22nd day of February, 2017.

My commission expires:
01/09/2018

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115