WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/17 15:11 2 pgs
Fees:13.00 Taxes:333.00
20170306-0022092

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$90,000.00.**

Affiant

Subscribed and sworn to before me this 1 day of March, 2017.

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Home Repair Doctors, LLC	SAME	061-15-0-179.00
P O Box 4019		
Brentwood, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Georgia Ann O'Mainnin and Alvin C. W. Ellis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Home Repair Doctors, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

0 Sunnymeade Drive, Nashville, TN 37216:

Certain tract (parcel) of land in Davidson County, Tennessee, which is described as follows:

Being Lot Numbers 18 in Block "A" of Sunnymeade Estates, a Subdivision, as of Record Book Number 843, Pages 4 & 5, in the Register's Office of Davidson County, Tennessee.

Said Lot Number 17, Block "A" fronts sixty (60) feet on the southerly of Golf Club Drive, and extends back, between parallel lines, one hundred and forty (140) feet to a dead line.

Being the same property conveyed to Georgia Ann O'Mainnin and Alvin C.W. Ellis from Georgia Ann O'Mainnin, Executrix for the Estate of Georgia S. Ellis by Executrix Deed on April 25, 2013, of record in Instrument Number 20130430-0042648, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $338.21 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 06115017900, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Pages 4 and 5, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 722, Page 311, Register's Office for Davidson County, Tennessee.

This is improved property known as: **0 Sunnymeade Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 24, 2017.

Georgia Ann O'Mainnin

Alvin C. Ellis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Georgia Ann O'Mainnin and Alvin C. W. Ellis** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 24, 2017

My commission expires 5-24-17

Notary Public

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY