WARRANTY DEED

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Christy Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael A. Dallaire	NEW OWNER	150-07-0-240.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
3245 Anderson Road		Trans: T20170023166 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 03/20/17 08:50 2 pgs
Antioch, TN 37013		Fees: 13.00 Taxes: 481.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170320-0026575

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Meyer Home Makeover LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael A. Dallaire, a single man 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:

Land in Davidson County, Tennessee, and being known as designated as all of Lot no 6-A on the Plan of Zone Lot Division, Lots 6 & 7, Lakeshore Woods, Section One of record in Plat Book 6250, page 482, which amends Plat book 5200, page 502, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Meyer Home Makeover, LLC, a Tennessee limited liability company by Warranty Deed from Michael Burns, unmarried of record in Instrument No. 20161013-0108075, Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on October 13, 2016.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein

unimproved ☐

This is improved ☑ property, known as 3245 Anderson Road, Antioch, TN 37013
(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 13th day of March, 2017.

Meyer Home Makeover LLC

By: John Meyer, owner

STATE OF TENNESSEE

COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John Meyer, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the owner of **Meyer Home Makeover LLC**, the within named bargainor, a limited liability company, and that he as such owner 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 owner.

WITNESS my hand and seal this 13th day of March, 2017.

My Commission Expires:
07-08-19

Notary Public, ~~Kimberly Hollingshead~~ Jill Branyan

BRANYAN
Notary Public
State of Tennessee
Notary Public
Davidson County
My Commission Expires 07/08/2019