(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170038470 DEEDWARR
Recvd: 05/05/17 13:52 2 pgs
Fees:13.00 Taxes:994.56
20170505-0044930

File No. RW0002868

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith DiMenna	InterLinc Mortgage Services	
(NAME) 1017 44th Avenue North	(NAME) 10613 West Sam Houston Pkwy,N Suite 200	091-08-0-019.00
(ADDRESS) Nashville, TN, 37209	(ADDRESS) Houston, TX 77064	
(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, I, **House2Home, LLC, a Tennessee limited liabilty company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meredith DiMenna and Emil P. Halas, wife and hsuband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 5, GEORGE T. FINEGAN, TRUSTEE, SUBDIVISION OF LOT NO. 10 OF THE COUNTY LANDS, as shown on plat of record in Plat Book 161, Page 69, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed in Warranty Deed of record at Instrument No. 20070308-0029057, Quit Claim Deed of record at Instrument No. 20150605-0052995, Warranty Deed of record at Instrument No. 20160926-0101465, and Warranty Deed of record at Instrument No. 20161003-0104094, all of record in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1017 44th Avenue North, Nashville, TN 37209

(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 25th day of April, 2017.

House2Home, LLC, a Tennessee limited liabilty company

By: _____
Charles S. Williams, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Charles S. Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Member of House2Home, LLC, a Tennessee limited liabilty company, a Tennessee limited liability company, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Member.

Witness my hand this 25th day of April, 2017.

M. Menke
Notary Public

My commission expires: 5-8-2018

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206