WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170046988 DEEDWARR
Recvd: 06/02/17 13:26 2 pgs
Fees:13.00 Taxes:666.00
20170602-0055247

File No. RW0002992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA ANN WALTERS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY 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
RSC, LLC, a Tennessee limited liability company	NEW OWNER	071-15-0-534.00/071-15-0-535.00
(NAME)	(NAME)	
925 N 5th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(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, **RenovateTN, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RSC, LLC, a Tennessee limited liability company,** 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:

TRACT I:

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.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Highland Land Company's Subdivision, of record in Book 421, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Both Tracts being the same property conveyed to RenovateTN, LLC by Warranty Deed from Elaine Nugent, a single woman, recorded February 23, 2017 as Instrument No. 20170223-0018258, in the Register's Office for 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 1342 & 1344 Stainback Ave., Nashville, TN 37207

(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 31st day of May, 2017.

RenovateTN, LLC, a Tennessee limited liability company

BY: _____
Daniel Reeder, Member

BY: _____
James (Marty) Taylor, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Daniel Reeder and James (Marty) Taylor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of RenovateTN, LLC, a Tennessee limited liability company, the within named bargainors, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by themselves as Members.

Witness my hand this 31st day of May, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206