WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170050262 DEEDWARR
Recvd: 06/13/17 09:28 2 pgs
Fees:13.00 Taxes:453.25
20170613-0059039

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser
Attorney-at-Law
GREATER NASHVILLE TITLE
& CLOSING COMPANY
200 Madison St.
Madison, TN 37115

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RenovateTN, LLC.	Same	060-16-0-068.00
(NAME)	(NAME)	
PO Box 1312		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070-1312		
(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, I, Michael Ingram, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RenovateTN, LLC, 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:

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Capitol View Subdivision, as of record in Book 974, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the easterly side of Brunswick Drive and extends back 244.5 feet on the northerly line and 353.0 feet on the southerly line to a line in the rear measuring 220.0 feet thereon, and including the right to use and occupy that portion of the spike strip included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 098-1189 filed in the County Court Clerk's Office for said County. Said spike strip not described on prior deed.

Being the same property conveyed to Michael Ingram from Fed Development, LLC, by deed on January 17, 2017, of record as Instrument No. 20170130-0009417, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE MAP OF CAPITOL VIEW SUBDIVISION, OF RECORD IN BOOK 974, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY.

unimproved ☐

This is improved ☑ property, known as 2816 Brunswick Dr., 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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, 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.

Witness my hand this 9th day of June, 2017.

Michael Ingram

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of June, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Ingram**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/21

Notary Public, Steven Disser

Return To:

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

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY