BILL GARRETT, Davidson County
Trans: T20170065299 DEEDWARR
Recvd: 07/31/17 10:34 2 pgs
Fees: 13.00 Taxes: 1147.00

20170731-0077206

WARRANTY DEED

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 10, 2018

G-VRES-2017-1608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/19/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Riordan and Martha Riordan Lisa Bogosian	**New Owner**	
(NAME)	(NAME)	**072-16-0-091.00**
1608 Peerman Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRANSFORMED PROPERTIES, LLC, A KANSAS LIMITED LIABILTY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL J. RIORDAN, A MARRIED MAN AND LISA A. BOGOSIAN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of Peerman Heights of record in Plat Book 2133, Page 3, in the 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 Diana S. Dark by Warranty deed from Douglas A. Brooks and Chuck S. Williams of record in Instrument No. 20100607-0043988 Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on June 07, 2010.

Being the same property conveyed to Transformed Properties, LLC by Quitclaim deed from Diana S. Dark of record in Instrument No. 20140212-0012283 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 12, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 3, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2091, Page 517, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement for TVA Right of Way of record in Book 787, Page 31, in the Register's Office for Davidson County, Tennessee.
- Water Easement of record in Book 2148, Page 37, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1608 Peerman Drive, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26 DAY OF JULY, 2017.

Transformed Properties, ~~LC~~, a Kansas Limited Liabilty Company

BY: Diana S Dark

Diana S Dark
Sole Member

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~DAVIDSON~~ Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANA S DARK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TRANSFORMED PROPERTIES, LLC, A KANSAS LIMITED LIABILTY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of July, 2017.

Catherine J Hasenauer
Notary Public
My Commission Expires: 1-30-2018
(SEAL)

CATHERINE J. HASENAUER
Notary Public, State of Kansas
My Appointment Expires
January 30, 2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212