BILL GARRETT, Davidson County
Trans:T20170068126 DEEDWARR
Recvd: 08/07/17 15:06 2 pgs
Fees:13.00 Taxes:246.05
20170807-0080727

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Affiant

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August, 2017

Notary Public
Commission Expires: 3/31/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rise Development LLC 1213 Bryan Street Old Hickory, TN 37138	Rise Development LLC 802 Founders Pointe Blvd. Franklin, TN 37064	053-03-0-007.00

WARRANTY DEED

FOR AND IN 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/WE,

Janelle Mears, married and Terra Mears, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rise Development LLC

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, being Lot No. 152 on the Plan of Village of Old Hickory, Section C, as shown on the plan recorded July 16, 1948 of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, fronting 55.0 feet on Bryan Street, containing 0.08 acres, more or less, to which Plan reference is hereby made for a more complete description of the property.

Subject to and/or reserving one (1) permanent easement 2.5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded Plat, which is made a part of this description by reference thereto.

Being the same property conveyed to Janelle Mears and Terra Mears by Warranty Deed from Demetra Robinson, unmarried of record in Instrument No. 20140408-0029179 Register's Office for Davidson County, Tennessee, dated March 27, 2014 and recorded on April 08, 2014. Subject property has never been the primary residence of the herein name grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1213 Bryan Street, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of August, 2017.

Janelle Mears

Terra Mears

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janelle Mears and Terra Mears** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of August, 2017.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY