THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 17799 DEEDWARR
10/25/2017 10:35:14 AM 2 pgs
Fees: $13.00 Taxes: $302.66
20171025-0109379

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
UP 2 Date Restoration Investments, Inc. 517 Moncrief Avenue Goodlettsville, TN	105 Mason Ct. Goodlettsville, TN 37072	025-03-0-015.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KENNETH D. VETETOE, JR.**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **UP 2 DATE RESTORATION INVESTMENTS, INC.**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Lot No. 1 on the Plan of the F.G. Hooper Lots, of record in Book 8250, page 684, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lots.

Being the same property conveyed to Kenneth D. Vetetoe, Jr., by Warranty Deed from Sharon H. Swafford, of record in Instrument No. 20130327-0029795, recorded 3/27/2013, Register's Office of Davidson County, Tennessee.

This property is commonly known as **517 Moncrief Avenue, Goodlettsville, TN** .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 28 day of **September, 2017**:

Kenneth D. Vetetoe, Jr.
Kenneth D. Vetetoe, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENNETH D. VETETOE, JR.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of September, 2017.

W. ALLISON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $81,800.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28 DAY OF SEPTEMBER, 2017:

Notary Public

My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019