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 $140,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RenovateTN, LLC.	RenovateTN, LLC.	04212005900
(NAME)	(NAME)	
PO Box 1312	PO Box 1312	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070-1312	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, Jillian Bryan, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RenovateTN, LLC , HEREINAFTER CALLED THE GRANTEE, THEIR 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 the easterly 100 feet of Lot No. 9 and the Southerly 5 feet of the easterly 100 feet of Lot No. 10 on the Plan of W.W. Gray's property at Madison, Tennessee, as of record in Book 974, page 22, Register's Office for Davidson County, Tennessee. Said part of Lot No. 9 fronts 100 feet on the northerly side of Hall's Lane section of Old Hickory Boulevard and together with said part of lot No. 10 runs back between parallel lines, 155 feet to a dead line. Included in the above described property, but specifically excluded herefrom is that tract of land conveyed to the Metropolitan Government of Nashville and Davidson County by Right-of-Way Deed for Highway Purposes of record in Book 4824, page 205, said Register's Office.

Being the same property conveyed to Jillian Bryan, unmarried, by deed from Amy McCorkle Covington, of record in Instrument No. 20100120-0004977, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF W.W. GRAY'S PROPERTY AT MADISON, TENNESSEE, AS OF RECORD IN BOOK 974, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

Bill Garrett Davidson County
Batch# 21995 **DEEDWARR**
11/03/2017 11:01:06 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20171103-0113107

unimproved ☐

This is improved ☑ property, known as 434 Old Hickory Blvd., Madison, TN 37115
(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, their successors and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 1 day of NOVEMBER, 2017

Jillian Bryan

Jillian Bryan

STATE OF TENNESSEE

COUNTY OF COCKE

On this ~~31st~~ 1st day of ~~October~~ NOV, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jillian Bryan**, 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 she executed the same as her free act and deed.

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

My Commission Expires:
7/21/20

Notary Public,

SINDI G. EICHNER
STATE OF TENNESSEE NOTARY PUBLIC
COCKE COUNTY

Return To:

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