Bill Garrett Davidson County
Batch# 24140 DEEDWARR
11/08/2017 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20171108-0115148

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Cindy DeBello
5510 Country Drive Apt 8
Nashville, TN 37211

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 162-09-0A-8.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RENOVATION PROPERTIES, LLC**, has this day bargained and sold and does hereby transfer and convey unto, **CINDY DEBELLO, MARRIED,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Townhouse 8, Building 2, of the Hickory Valley Condominiums, Phase 2, according to plat and survey appearing of record in Plat Book 4460, page 133, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being of the same property conveyed to Renovation Properties, LLC, by deed from William N. Riley, Jr. and Ruth E. Riley, husband and wife, dated March 10, 2015, appearing of record in Instrument No. 20150318-0023358, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Master Deed contained in instrument of record in Book 4521, page 574, Book 4659, page 32, Book 4937, page 429, Book 5001, page 394 and Instrument No. 20140613-0051943; Easement to Comcast of record in Instrument No. 20130517-0050050; Homeowners Association Charter of record in Book 79870, page 470; Access Easement of record in Book 4842, page 979 and in Book 5606, page 662; Access, Use and Maintenance Easement of record in Book 7497, page 740; and to any and all matters shown on said plat and survey of record in Plat Book 4460, page 133; all of Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CINDY DEBELLO, MARRIED,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all p

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of November, 2017.

SHAWN DUNN

RENOVATION PROPERTIES, LLC

BY: _____
SHAWN DUNN, SOLE MEMBER

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SHAWN DUNN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Sole Member** of **RENOVATION PROPERTIES, LLC**, the bargainor, and that he as such **Sole Member**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **Sole Member**.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 3rd day of November, 2017.

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/24/21

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SHAWN DUNN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that they executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro County, Tennessee, this the 3rd day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 1/24/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 3rd day of November, 2017.

NOTARY PUBLIC
My Commission Expires: 11/03/2020

KATHRYN SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, **KRISTEN TRAINI**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary's Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY