WARRANTY DEED

Bill Garrett Davidson County
Batch# 72753 DEEDWARR
03/23/2018 02:57:55 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20180323-0027715

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$325,000~~.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2018,

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Danielle R. Depoy and Samuel D. Mudick	Same as New Owner	072 02 0 075.00
(NAME)	(NAME)	
3713 Burrus St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Tin Roof Restoration, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Danielle R. Depoy and Samuel D. Mudick, joint tenants, 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. 99 on the Plan of EB Craig's Subdivision of the Crownover Property of record in Book 894, Pages 640 and 641, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tin Roof Restoration, Inc. by Warranty Deed from Mark Musgrove and Kim Musgrove, husband and wife dated August 31, 2017 and recorded August 31, 2017 as Instrument No. 20170831-0089722, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 3713 Burrus St., Nashville, TN 37216

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 16th day of March, 2018

Tin Roof Restoration, Inc.
BY: Bianca Tinsley, President
Bianca Cerio Tinsley
President

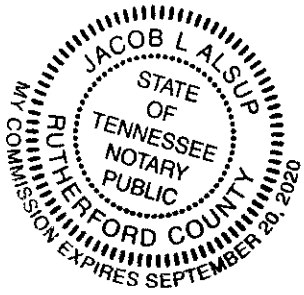
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Bianca Tinsley** whom I am personally acquainted and upon her oath acknowledged herself to be the **President** and that she executed the foregoing instrument for the purpose therein contained by signing on behalf of **Tin Roof Restoration, Inc., a Tennessee Corporation**

WITNESS my hand and official seal at Murfreesboro, Tennessee this 16th day of March, 2018.

NOTARY

MY COMMISSION EXPIRES: 9-20-20



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