Bill Garrett Davidson County
Batch# 109893 DEEDWARR
06/28/2018 12:05:45 PM 2 pgs
Fees: $13.00 Taxes: $314.50
20180628-0062524

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
The Restoration Team, LLC &
139 Cedarwood Lane
Madison, TN 37115

SEND TAX BILL TO:
1016 Bellwood Dr.
Mt. Juliet, TN 37122

MAP/PARCEL 043-02-0A-139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Secretary of Housing and Urban Development, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **The Restoration Team, LLC, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit J-139 on the Plan of Phase Two, Cedarwood Courtyard Homes of record in Plat Book 5200, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Secretary of Housing and Urban Development by Special Warranty deed from U.S. Bank, National Association of record in Instrument No. 20171204-0123372 Register's Office for Davidson County, Tennessee, dated July 11, 2017 and recorded on December 04, 2017.

This is improved property known as: **139 Cedarwood Lane, Madison, Tennessee 37115.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 26th day of June, 2018.

WITNESS MY HAND on this the ~~26th~~ 21st day of June, 2018

The Secretary of Housing and Urban Development

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~Davidson~~ Charleston

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jennifer Burton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Project Manager of KM Minimac, and that as such Jennifer Burton being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

WITNESS my hand and official seals at office this ~~26th~~ 21st day of June, 2018.

NOTARY PUBLIC

JONATHAN GAMBLE NOTARY PUBLIC My Comm. Exp. 03/08/2028 SOUTH CAROLINA

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-25

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180463