RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 1-18-2392

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 1806382

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $455,700.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2018.

Notary Public
My Commission Expires: 5/15/2020

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 120893 DEEDWARR
07/25/2018 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,686.09
20180725-0072646

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Anthony R. Annoreno and Joseph W. Durley	Pinnacle Bank	083031K00200CO
2108 McKennie Ave	150 3rd Ave So., Ste 900	
Nashville, TN 37206	Nashville, TN 37201	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **New Day Homes, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anthony R. Annoreno and Joseph W. Durley, as joint tenants, with rights of survivorship**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit B, Porter Road Residences, as shown on Exhibit C of Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161215-0131508, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to New Day Homes, LLC, by Warranty Deed from Brandon F. Boyd and Misty D, Boyd, husband and wife, dated July 22, 2016, of record in Instrument No, 20160728-0077737, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as **2108 McKennie Ave, Nashville, TN 37206.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 23rd day of July, 2018.

New Day Homes, LLC

BY: _____
Jonathan Tarajano, Project Manager

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jonathan Tarajano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he Project Manager of New Day Homes, LLC and that he is authorized by New Day Homes, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 23rd day of July, 2018.



_____
Notary Public at Large
My Commission Expires: 4/18/21

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

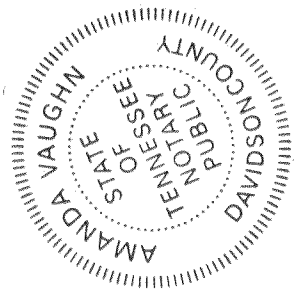
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)