Karen Y Johnson Davidson County
Batch# 158610 DEEDWARR
11/13/2018 12:59:42 PM 3 pgs
Fees: $18.00 Taxes: $3,329.63

20181113-0111743

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181207

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$899,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of November, 2018.

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

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

THIS INDENTURE, made this 5th day of November, 2018, among:

JUSTIN ROGERS, UNMARRIED AND HOUSEHOLD RESTORATIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JUSTIN DEGRAAUW, unmarried * Scott

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Justin Rogers Subdivision of record in Plat at Instrument No. 20080320-0028347, 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 a portion of the same property conveyed to Justin Rogers and Renee Leymon by Warranty deed from Dreaminc. of record in Instrument No. 20061214-0154224 Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on December 14, 2006. Being a portion of the same property conveyed to Household Restorations, LLC, by Quitclaim deed from Justin Rogers, a married man of record in Instrument No. 20101014-0082480 Register's Office for Davidson County, Tennessee, dated October 08, 2010 and recorded on October 14, 2010. Being a portion of the same property conveyed to Justin Rogers by Quitclaim deed from Renee Leymon of record in Instrument No. 20130429-0042348 Register's Office for Davidson County, Tennessee, dated April 15, 2013 and recorded on April 29, 2013.

Being also known as 292 33rd Ave N Nashville, TN 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Justin Rogers

Household Restorations, LLC
By:_____

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Justin Rogers and Household Restorations, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2018.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

State of Tennessee)

County of Williamson)

Before me, the undersigned, of the state and county mentioned, personally appeared Justin Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Owner of Household Restorations, LLC, the within named bargainor, a Limited liability company, and that such Justin Rogers as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability company as Owner.

Witness my hand and seal, at office in Franklin, Tennessee, this 5th day of November, 2018.

Notary Public

My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Justin DeGraauw
Address: 292 33rd Ave N
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 092-13-0-402.00