THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 216247 DEEDWARR
04/10/2019 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $710.40
20190410-0032747

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Alessandro Rustioni 211 Burnt Leaf Lane Brentwood, TN 37027	-SAME AS NEW OWNER-	107-14-0-136

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Rebuilt Realty LLC, a Kentucky Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **Alessandro Rustioni**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being **Lot No. 138** on the Plan of Miro Meadows, as shown by plat of record in Book 1424, pages 94 and 95, Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 138 described as follows: Beginning at a point in the easterly margin of Kipling Drive, the common corner of Lots Nos. 137 and 138; thence with the line between said lot easterly 143 feel to a point, the common corner of said Lots and Lots No's 114 and 113; thence with the line between lots No's 113 and 138, northerly 75 feet to the southerly margin of Kent Place; thence with the margin of the same, westerly 123 feet to the beginning or a curve; thence around said curve, southwesterly 31.42 feet to a point in the easterly margin of Kipling Drive; thence with the same, southwardly 55 feet to the point of beginning.

Being the same property conveyed to Charles D. Wortham and wife, Larry Louise Wortham, by Warranty Deed from Joan O. Pickens, of record in Book 3899, Page 683, Davidson County Register of Deeds. Further being the same property conveyed to Charles D. Wortham and wife, Larry Louise Wortham and Drue Wortham McDade, an unmarried person as joint tenants with right of survivorship, by Quitclaim Deed from Charles D. Wortham and wife, Larry Louise Wortham, of record on February 2, 1995, at Book 9585 Page 575, said Register of Deeds. Further being the same property conveyed to Drue Wortham Johnson, by Quitclaim Deed from Charles D. Wortham and wife, Larry Louise Wortham and Drue Wortham McDade, of record on March 10, 2015, at Instrument No. 20160310-0022872, said Register of Deeds. Further being the same property conveyed to Rebuilt Realty, LLC a Kentucky Limited Liability Company, by Warranty Deed from Drue Wortham Johnson, a married woman, of record on March 25, 2019, at Instrument No. 20190325-0026978, Davidson County Register of Deeds.

This property is commonly known as 1000 Kipling Drive, Nashville, TN 37217.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the Grantor's authorized representative, this 3rd day of April, 2019:

Rebuilt Realty LLC

By: _____
Brandon Devlin
Member and Authorized Signatory

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Brandon Devlin**, 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 Member and authorized signatory for **Rebuilt Realty LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Rebuilt Realty LLC** for the purposes therein contained.

Witness my hand and official seal on this the 3 day of April, 2019.

_____
NOTARY PUBLIC

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$192,000.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 3 DAY OF April, 2019:

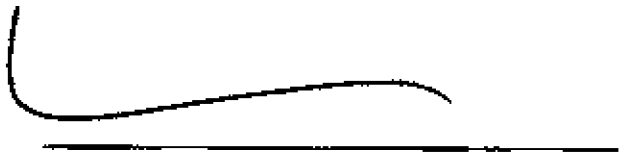
_____
Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

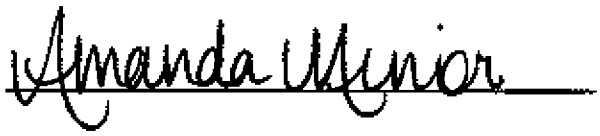
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

