Bk/ 36

Name and Address of New Owner:
Cathy Bui
309 Dillehay Court
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 227531 **DEEDWARR**
05/08/2019 02:16:08 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20190508-0043152

Map & Parcel No: 162-13-0-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Renovate TN, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cathy Bui,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 59 on the Plan of Monte Carlo Estates, Section Two A, of record in Plat Book 4955, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to RenovateTN, LLC by Warranty Deed dated February 9th, 2017 from Bryan C. Cullifer, an unmarried man, which deed is of record as Instrument No. 20170210-0014115 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 417 Cedarmont Dr., Nashville, TN 37211/

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat in Plat Book 4955, Page 45 and Restrictive Covenants in Book 5202, Page 261, said Register's Office.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of May, 2019.

Renovate TN, LLC, a Tennessee Limited Liability Company

By: _____
Daniel Reeder, Member

By: _____
David Cavallin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Steven P. Disser, of the state and county mentioned, personally appeared Daniel Reeder and David Cavallin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Renovate TN, LLC, the within named bargainor, a Limited Liability Company, and that such Daniel Reeder and David Cavallin as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Madison, TN, this 6th day of May, 2019.

_____
Notary Signature

Printed Name: Steven P. Disser

My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
6th day of May, 2019.

_____
Notary Public
My commission expires: 9-7-21
File No. 2019-252

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021