This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 6th day of June, 2019.

Notary Public
My commission expires: 12/1/2020

Karen Johnson Davidson County
Batch# 240203 **DEEDWARR**
06/07/2019 09:21:47 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190607-0054550

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sean Michael Fallon	Pinnacle Bank	072-01-0 046.00
2534 Bethwood Dr.	PO Box 702726	
Nashville, TN 37207	Dallas, TX 75370	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RISE REMODS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SEAN MICHAEL FALLON AND CHRISTOPHER W. FALLON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Section 2, Shepardwood Subdivision of record in Book 4460, Page 66, 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 Rise Remods, LLC by deed from Frank E. Thomas, married, dated 10/18/2018, of record in Instrument No. 20181024-0105266, said Register's Office.

(Value or consideration shown in aforementioned deed $145,000.00.)

Also being the same property conveyed to Frank E. Thomas by Warranty Deed from Dovetta Davis, dated 110/7/2002, of record in Instrument No. 20021113-0140815, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 2534 Bethwood Dr., Nashville, TN 37207.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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 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 successors, 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 the 4th day of June, 2019.

Rise Remods, LLC

By: Rick Wells
Rick Wells, Member/Manager

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rick Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member/manager of the within named bargainor, a limited liability company, and that he, as such member/manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Rick Wells as such member/manager.

Witness my hand and official seal this 4th day of June, 2019.

My Commission Expires: Sept 30, 2022

Vicki A Fischer
Notary Public

