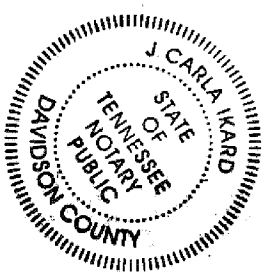
Karen Johnson Davidson County
Batch# 265310 DEEDWARR
08/01/2019 02:55:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20190801-0076210

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrew Semon and Danielle Pagano	SAME AS NEW OWNER	086 11 0A 064.00
(NAME)	(NAME)	
119 Hermitage Woods Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Diesel Homes, LLC a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Semon, a single man and Danielle Pagano, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3, building 1, Raintree Village created under Chapter 27, Title 64 of the Tennessee code Annotated and established by Master deed of record in Book 4753, Page 140, Register's Office for said county and amended and modified by Amendment of record in Book 4980, Page 378, Register's Office for said County and as shown on the revised plan of Phase 2 and 2A, Hermitage Woods Condominium Apartments, as of record in Plat Book 4860, Page 62 through 64, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description of such unit. Garage number 1-3-G, is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Tennessee Veterans Housing Assistance Program, Inc., by Special Warranty Deed from Skarlett Justine dated March 25, 2015 and recorded March 26 2015 as Instrument No. 20150326-0026001, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Skarlett Justine by Quit Claim Deed from Tennessee Veterans Housing Assistance Program, Inc., dated August 10, 2016 and recorded August 15, 2016 as Instrument No. 20160815-0084946, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-1907191SSO

Being the same property conveyed to NovaHomebuyers, LLC, a Tennessee limited liability company by Warranty Deed from Skarlett Justine, married dated October 4, 2018 and recorded October 8, 2018 as Instrument No. 20181008-0099643, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from NovaHomebuyers, LLC dated October 26, 2018 and recorded November 8, 2018 as Instrument No. 20181108-0110772, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Diesel Homes, LLC a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, A Texas Limited Liability Company dated October 26, 2018 and recorded November 8, 2018 as Instrument No. 20181108-0110773, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 119 Hermitage Woods Dr., Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said Grantees 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 29 day of July, 2019

Diesel Homes, LLC a Tennessee limited liability company

BY: _____

Malik Hunt
Member

File Number: MFR-1907191SSO

STATE OF Tennessee

County OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Malik Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member, and is authorized to execute the instrument on behalf of Diesel Homes, LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Member.

Witness my hand and official seal, this the 29th of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

File Number: MFR-1907191SSO

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2020

201902150014360

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