Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Michelle Sandoval
Affiant

Subscribed and sworn to before me this 19th day of August, 2019.

Notary Public
My commission expires: 1-21-20

Dana Thomas
State of Tennessee Notary Public
Maury County

Karen Johnson Davidson County
Batch# 273550 DEEDWARR
08/19/2019 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190819-0083042

Address of New Owner:	Send Tax Bills to:	Tax Information
Rebuilt Realty, LLC 817 Winchester Rd., Ste. 130 Lexington, KY 40505	Same	162-06-0-191

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Derrick Sandavol and Michelle Sandoval, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rebuilt Realty, LLC, a Kentucky Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 190 on the Plan of Fair Oaks Section Two of record in Book 4460 Pages 52 and 53 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Derrick Sandoval and Michelle Sandoval by deed from Michelle Johnson of record in Instrument No,. 20171115-0117485 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Book 4556, Page 718 in the official records of Davidson County Register of Deeds.

2. All matters appearing on the Plan of Fair Oaks Section Two of record in Book 4460 Pages 52 and 53 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5240 & 5242 Tusculum Court, Nashville, TN 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 19th day of August, 2019.

Derrick Sandavol

Michelle Sandoval

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of August, 2019, before me personally appeared Derrick Sandavol and Michelle Sandoval, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of August, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201908190083042

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY