Name and Address of New Owner:
William Chichester McClean, IV
P O Box 90996
Nashville, TN 37209

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 304247 DEEDWARR
10/22/2019 02:27:17 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20191022-0108335

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

Map & Parcel No: 071-15-0-464.00

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, **RenovateTN, 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 **William Chichester McClean, IV,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the Northerly 17 feet of Lot No. 31 and the Southerly 33 feet of Lot No. 32 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said parts of Lots No. 31 and 32 front together 50 feet on the Westerly side of Lischey Avenue, and runs back between lines, 160 feet, more or less, to an alley, on which they measure approximately 50 feet.
>
> Being the same property conveyed to RenovateTN, LLC by Special Warranty deed from Gordon W. O'Malley and George A. Street, Jr., Both as Alternate/Co-Trustees of The O'Malley Family Trust of record in Instrument No. 20170802-0078687 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.
>
> Being improved property also known as 1210 Lischey Avenue, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; 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 18th day of October, 2019.

RenovateTN, LLC, a Tennessee Limited Liability Company

By: _____

Daniel Reeder, Member

State of Tennessee
County of Davidson

Before me, Sandy Balent of the state and county mentioned, personally appeared Daniel Reeder, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of RenovateTN, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 18th day of October, 2019.

Sandy Balent

Notary's Signature

My commission expires: 11-5-19

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RenovateTN, LLC, a Tennessee Limited Liability Company

By: David Cavallin
David Cavallin, Member

State of Tennessee
County of Davidson

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

Witness my hand, at office, this 18th day of October, 2019.

Allison Johnson
Notary's Signature
My commission expires: 2/2020

ALLISON JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON 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 $412,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Olivia Woods
(Affiant)

Sworn to and subscribed before me this
18th day of October, 2019.

Debbie Mann
Notary Public
My commission expires:
File No. 2019-427

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022