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 DAVIDSON

The actual consideration or value, whichever is greater is $265,000.00.

Affiant

Subscribed and sworn before me this the 31st day of January, 2020.

Notary Public
My commission expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 356764 DEEDWARR
02/11/2020 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20200211-0015683

WARRANTY DEED

Address of New Owner:
Cassandra Sawyers
3209 Leswood Lane
Nashville, TN 37207

Send Tax Bill to:
new owner at property address

Tax Information:
050-14-0 140.00

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 CASSANDRA SAWYERS,* 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. 320, Parkwood Estates Section Two, of record in Plat Book 3300, Page 5, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rise Remods, LLC, a Colorado limited liability company, by deed from Jeremy T. Fant, Sr., a married man, dated 06/18/2019, of record in Instrument No. 20190710-0067062, said Register's Office.

Subject to all Easements and Restrictions of record, including but not limited to:

Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3300, Page 5, in the Register's Office of Davidson County, Tennessee.

Deed Restrictions recorded at Book 3249, Page 34, Book 3309, Page 615 and Book 3616, Page 269, in the said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 3209 Leswood Lane, 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.

*an unmarried woman

Witness my hand this the 31st day of January, 2020.

Rise Remods, LLC

BY: Rick Wells
Rick Wells, 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 Manager of the within named bargainor, a limited liability company, and that he, as such 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 Manager.

Witness my hand and official seal this 31st day of January, 2020.

My commission expires:
Sept 30, 2022

Vicki A Fischer
Notary Public

Notary Public State of Arizona
Maricopa County
Vicki A Fischer
My Commission Expires 09/30/2022
Commission Number 551884

I, Venikka Branch Certificate of Authenticity

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 Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021