Name and Address of New Owner and
Send Tax Bills To:
Dowling Armstrong
826 Old Hickory Boulevard
Madison, TN 37115

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 432422 DEEDWARR
07/08/2020 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20200708-0073715

Map & Parcel No: 042-09-0-001

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, **Rebuilt Realty, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dowling Armstrong,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot Nos. 1 and 2 on the Plan of Bonnie Brae Subdivision, Section 1, of record in plan Book 2330, Page 1, Register's Office for said County, and described according to a survey by John Kohl, Surveyor, dated July 23, 1975, revised August 20, 1975, as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, as widened, said point being the northeast corner of the parcel of land conveyed to Metropolitan Government of Nashville and Davidson County by deed of record in Book 4855, page 5, said Register's Office, and being the southeast corner of the land herein described; thence northeastwardly 299.4 feet to a point, said point being located 11.5 feet west of the common rear comer of Lot Nos. 1 and 2 on the above-referenced plan; thence westwardly, 189.4 feet to a point; thence southwardly 318.5 feet to the northwest corner of the parcel conveyed to Metropolitan Government of Nashville in the above-referenced deed; thence, eastwardly 104.0 feet to the point of beginning.

Being the same property conveyed to Rebuilt Realty, LLC by Warranty Deed from Barbara P. Loy, Trustee of Barbara P. Loy Revocable Living Trust dated October 29, 2015, John Michael Bodie Rucker, and Lenora McCord dated May 29, 2020 and recorded June 17, 2020 as Instrument No.20200617-0062687, Register's Office for Davidson County, Tennessee.

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 29th day of May, 2020.

Rebuilt Realty, LLC, a Limited Liability Company

By: _____(SEAL)
Brandon Devlin, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary of the state and county mentioned, personally appeared Brandon Devlin, with whom I am personally acquainted, and who, upon oath, acknowledged hiimself to be Authorized Signatory of Rebuilt Realty, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal this 29th day of May, 2020.

Notary Signature

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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 $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of May, 2020.

Notary Public

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021