Name and Address of New Owner and
Send Tax Bills To:
Greg Goodheart and Denise Goodheart
675 Brewer Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 439096 DEEDWARR
07/16/2020 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20200716-0078074

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

Map & Parcel No: 147-14-0-146

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 **Greg Goodheart and Denise Goodheart, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 422 on the Plan of Candlestick Farms, Section IV, as of record in Book 3600, page 71, Register's Office for Davidson County. Tennessee, described as follows:

Beginning at a point in the westerly margin of Brewer Drive, said point being the common front corners of Lot Nos. 422 and 423; thence in a southwesterly direction a distance of 167.0 feet to a point; thence in an easterly direction a distance of 176.8 feet to a point in the westerly margin of Hill Creek Drive, said point being the common front corners of Lot Nos. 422 and 421; thence in a northerly direction along the westerly margin of Hill Creek Drive a distance of 69.6 feet to a point which is the beginning of an arc; thence in a northwesterly direction along said arc, a distance of 35.6 feet to a point in the westerly margin of Brewer Drive; thence in a northwesterly direction along said margin of Brewer Drive a distance of 81.9 feet to the point of beginning.

Being the same property conveyed to Rebuilt Realty, LLC, a Limited Liability Company by Deed dated June 12, 2020 from John Cunningham, and William Cunningham, and Julie Cunningham Thomas, All Individually and as Heirs of The Estate of Riley E. Cunningham, recorded June 19, 2020, in Instrument No. 20200619-0064861, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

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 Grantees, and the Grantees' 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 26th day of June, 2020.

Rebuilt Realty LLC, a Limited Liability Company

By:_____

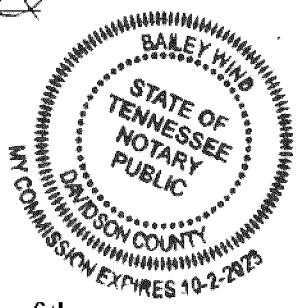
Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Steve Berneman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an 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.

Witness my hand and seal this 26th day of June, 2020.

Bailey Wind
Notary Signature



AFFIDAVIT OF VALUE

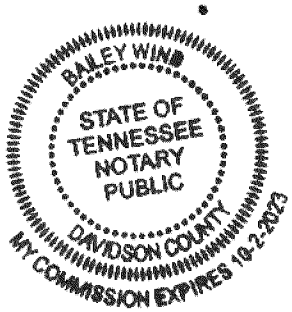
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nicole A. Russo
Affiant

Sworn to and subscribed before me this 26th day of June, 2020.

Bailey Wind
Notary Public



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