Name and Address of New Owner:
Evan A. Clark and Elizabeth V. Lord
434 Old Hickory Blvd. W
Nashville, TN 37115

Send Tax Bills To:
F&M Bank
221 Indian Lake Blvd.
Hendersonville, TN 37075

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 042-12-0-059

Karen Johnson Davidson County
Batch# 445374 DEEDWARR
07/29/2020 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20200729-0083303

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 **Evan A. Clark, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly 100 feet of Lot No. 9 and the Southerly 5 feet of the Easterly 100 feet of Lot No. 10 on the Plan of W.W. Gray's property at Madison, Tennessee, as of record in Book 974, page 22, Register's Office for Davidson County, Tennessee. Said part of Lot No. 9 fronts 100 feet on the Northerly side of Hall's Lane section of Old Hickory Boulevard and together with said part of lot No. 10 runs back between parallel lines, 155 feet to a dead line. Included in the above described property, but specifically excluded herefrom is that tract of land conveyed to the Metropolitan Government of Nashville and Davidson County by Right-of-Way Deed for Highway Purposes of record in Book 4824, page 205, said Registers Office.

Being the same property conveyed to RenovateTN, LLC by Warranty deed from Jillian Bryan, unmarried, of record in Instrument No. 20171103-0113107, Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 03, 2017.

Being also known as 434 Old Hickory Boulevard West, Nashville, Tennessee 37138.

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 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 27th day of July, 2020.

RenovateTN LLC, a Tennessee Limited Liability Company

By: _____
Daniel Reeder, Member

By: _____
David Cavallin, Member

State of Tennessee
County of Davidson

Before me, Steven Paul Disser, of the state and county mentioned, personally appeared Daniel Reeder, Member and David Cavallin, 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 Members of RenovateTN, the within named bargainor, a Limited Liability Company, and that as such Members, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Members.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand, at office, this 27th day of July, 2020.

_____
Notary's Signature
My commission expires: 3/8/21

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 $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
(Affiant)

Sworn to and subscribed before me this
27th day of July, 2020.

_____
Notary Public
My commission expires: 3/8/21
File No. 2020-951

202007290083303

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON