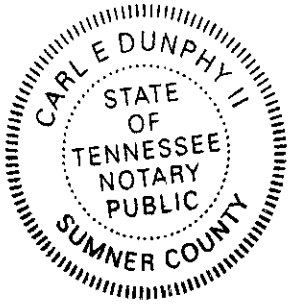
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rise Remods LLC	Same as new Owner	104-10-0-086.00
(NAME)	(NAME)	
3370 N. Hayden Road, Ste 123-54		
(ADDRESS)	(ADDRESS)	
Scotsdale, AZ 85251		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 474542 DEEDWARR
09/14/2020 09:08:23 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20200914-0104209

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mark Lipsey and Teris Schery,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rise Remods LLC,** a Colorado Limited liability company, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, Pages 124 and 125, Register's Office for Davidson County, Tennessee, being further described as follows:

Beginning on the southerly margin of Fairfax Avenue at the corner of Lot Nos. 46 and 47; thence with the line between said two lots, southwardly 154.4 feet to the northerly margin of an alley; thence with said alley, westwardly 64.5 feet to a concrete monument at a corner of Lots 45 and 46; thence northerly with the line between Lots 45 and 46, 130 feet to the southerly margin of Fairfax Avenue; thence eastwardly 60 feet along the southerly margin of Fairfax Avenue to the point of beginning.

Being the same property conveyed to Mark W. Lipsey and Teris K. Schery, his wife, from Richard L. Eatherly and wife, Helen M. Eatherly by Warranty Deed on July 10, 1992, of record in Book 8675, Page 676, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Book 332, Pages 124 and 125, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee (s).

unimproved ☐

This is improved ☑ property, known as 303 Fairfax Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hands this 4th day of September, 2020.

Mark W Lipsey
Mark Lipsey

Teris Schery
Teris Schery

State of Tennessee
County of Davidson

Personally appeared before me Mark Lipsey and Teris Schery, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of Sept, 2020.

CDR
Notary Public
My Commission Expires: 9-20-2022

File No.: 202008078

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY