WARRANTY DEED

Karen Johnson Davidson County
Batch# 494196 DEEDWARR
10/13/2020 09:51:08 AM 2 pgs
Fees: $13.00 Taxes: $2,179.30

20201013-0118680

J-SB-ZS-20-4920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason David Derene and Michelle Lynn Borchers	NEW OWNER	
(NAME)	(NAME)	**091-07-0-496.00**
4920 Michigan Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUBURBAN COWBOYS, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON D. DERENE AND MICHELLE L. BORCHERS, husband and wife,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 903 on the Plan of No 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 903 fronts 25 feet on the Northerly side of Michigan Avenue and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Suburban Cowboys, LLC, a Tennessee limited liability company by Warranty deed from Lawrence E. Neeley, JR, and wife, Theresa Loraine Neeley of record in Instrument No. 20190822-0084326 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 22, 2019.

Being a portion of the same property conveyed to Suburban Cowboys, LLC by Quitclaim deed from Suburban Cowboys, LLC of record in Instrument No. 20190822-0084327 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 22, 2019.

This conveyance is subject to:
- Davidson County Taxes for the year 2020, and any subsequent year, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4920 Michigan Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this the 2 DAY OF OCTOBER, 2020.

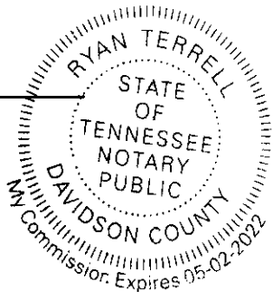
Suburban Cowboys, LLC, a Tennessee limited liability company

BY:_____
Sean Kelly
Member

STATE ~~OF TENNESSEE~~
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN KELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of Suburban Cowboys, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of October, 2020.



Notary Public

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212