This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JW SB VRES 20 3605

Karen Johnson Davidson County
Batch# 542897 DEEDWARR
12/28/2020 02:42:47 PM 2 pgs
Fees: $13.00 Taxes: $4,809.63

20201228-0153720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $1,299,900.00.

Affiant

Subscribed and sworn before me this the 22nd day of December, 2020.

Notary Public
My commission expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eric Coleman Toline	Regions Mortgage	104-05-0 247.00
3605 Westbrook Ave	2050 Parkway Office Circle	
Nashville, TN 37205	Birmingham AL, 35244	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RENDER VENTURES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHEENA TOLINE and ERIC TOLINE, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 465 on the Map of Richland Realty Company's Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 465 fronts 65 feet on the southerly side of Westbrook Avenue and runs back 258 feet on the easterly line and 238 feet, more or less, on the westerly line to an alley, measuring 24.6 feet thereon.

Being the same property conveyed to Render Ventures, LLC by Warranty Deed from Carolyn J. Wills, Executrix of the Estate of Mary L. Donegan and Carolyn J. Wills, Bettye Ivy, Steve Donegan, and Grace Nichols, Beneficiaries of the Estate of Mary L. Donegan, dated 07/31/2019, of record in Instrument No. 20190801-0076022, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3605 Westbrook Ave, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 22nd day of December, 2020.

Render Ventures, LLC

By: _____
Aaron D. Noffsinger, Manager

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Aaron D. Noffsinger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the MANAGER of the within named bargainor, a LLC, and that he, as such MANAGER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Aaron D. Noffsinger as such MANAGER.

Witness my hand and official seal this the 22nd day of December, 2020.

My Commission Expires:
1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY