Davidson County DEEDWARR
Recvd: 01/25/05 10:49 2 pgs
Fees:13.00 Taxes:244.20

20050125-0008995

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/15/05

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol A. Sharer		119-1-165
(NAME) 16 Bel Carol	(NAME) New Owner	
(ADDRESS) Nashville, TN 37215	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OUR HOME PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, WHOSE GENERAL PARTNERS ARE JOEL R. SULLIVAN AND BRETT ALDEN BAIER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAROL A. SHARER, MARRIED,

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. 203 on the Map of Overhill City and W. H. Fox Subdivision of part of the Cumberland Nurseries, as of record in Book 332, Page 21, Register' s Office for Davidson County, said reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Our Home Properties, a Tennessee General Partnership whose general partners are Joel R. Sullivan and Brent Alden Baier by deed from Beverage Equipment Specialists, a Tennessee General Partnership whose general partners are Steven J. Tucker and Allen L. Jones of record in Instrument No. 20020430-0053196, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 332, Page 21; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2208 Dortch Ave., Nashville, TN 37210

(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 our hands this 21st day of January, 2005.

Our Home Properties
By: _____, Partner
Brett Alden Baier, Partner

_____, Partner
Joel R. Sullivan, Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brett Alden Baier and Joel R. Sullivan with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the General Partners of **OUR HOME PROPERTIES**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **OUR HOME PROPERTIES** by him/herself as General Partner.

Witness my hand and official seal at Brentwood , Tennessee this 21st day of January, 2005

Commission expires:
1-21-09

AMANDA S. WILLIAMS
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN.

_____
Notary Public