#17379 41005

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/11 14:44 3 pgs
Fees:18.00 Taxes:129.50
20111114-0088868

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title
and Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allen Earps	Allen Earps	135080A67100CO
(NAME)	(NAME)	
556 Burgess Rd.	556 Burgess Rd.	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, I, SHR Properties, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLEN EARPS AND WIFE, BETTY EARPS, 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 Unit No. 671 of Nashboro Village Nineteen Condominium, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on plan of record in Book 5200, Page 80, said Register's Office, together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in said Master Deed and By-Laws which form a part thereof, including, without limitation, such Unit's undivided percentage interest in the land and common elements and its interest in any appurtenances, limited common elements.

Being the same property conveyed to SHR Properties, LLC by Cash Deed For Tennessee from The Secretary of Housing and Urban Development which deed is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee as Instrument No. 20111114-0088487

THIS CONVEYANCE IS MADE SUBJECT TO ALL THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED THEREON; INCLUDING, WITHOUT LIMITATION, ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED FOR NASHBORO VILLAGE NINETEEN CONDOMINIUMS OF RECORD IN BOOK 5333, PAGE 957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ANY APPLICABLE AMENDMENTS THERETO, AND SUBJECT TO THOSE MATTERS SET FORTH ON PLAN OF RECORD IN BOOK 5200, PAGE 80, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 671 Longhunter Court, Nashville, TN 37217
(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 hand this 10th day of November, 2011.

SHR PROPERTIES, LLC

BY: _____
Greg K. Self, Administrative Member

BY: _____
John L. Hickman, Administrative Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Greg K. Self and *, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Admin. Members of **SHR Properties, LLC**, the within named bargainor, a limited liability company, and that they as such Admin. Members being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by themselves as such Administrative Members

* John L. Hickman

WITNESS my hand and seal this 10th day of November, 2011.

My Commission Expires:
March 03, 2014

_____
Notary Public, DEANIE L. GREGORY

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

I, Philip Ellis, 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 Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY