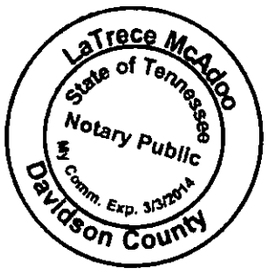
Box: 13
File #6173

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADS of South Florida LLC	ADS of South Florida LLC	08301015300
(NAME) PO Box 120726	(NAME) P.O. Box 120726	
(ADDRESS) Nashville Tn 37212	(ADDRESS) Nashville TN 37212	
(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, Amanda Paige, Trustee of the Sharpe Ave Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADS of South Florida LLC, 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. 5 on the Plan of Mrs. Bessie Tucker's Subdivision of Lots Nos. 6, 7, and 8 in Hyronemus' Addition to Nashville, as of record in Book 332, Page 95, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda Paige, Trustee of the Sharpe Ave Trust, by deed of record in Instrument No 20120925008748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1042 Sharpe Avenue, Nashville, TN 37206

(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.

BILL GARRETT, Davidson County
Trans:T20120076067 DEEDWARR
Recvd: 10/08/12 09:42 2 pgs
Fees:13.00 Taxes:196.10



20121008-0091779

Witness my hand this 19th day of September, 2012.

Amanda Paige, Trustee of the Sharpe Ave Trust

By: _____
Amanda Paige, Trustee of the Sharpe Ave Trust

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 19th day of September, 2012, before me personally appeared Amanda Paige as trustee of the Sharpe Ave Trust, to me known to be the person described in and who executed of same ~~to be his~~ free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 19th day of September, 2012.

Commission expires: 7-29-13

_____
Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013