BILL GARRETT, Davidson County
Trans:T20160044981 DEEDWARR
Recvd: 05/27/16 11:26 3 pgs
Fees:18.00 Taxes:1072.63
20160527-0053628

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: Expires 09-11-2017
(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lewis M. Sharp	~~Private Bank~~	094-01-0-198.00
(NAME)	(NAME)	
712 S 13th Street	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars ($289,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Triple 4 Homes, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lewis M. Sharp, single man** 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. 166 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, as of record in Book 57, page 70 of the Register's Office for said County.

Said Lot No. 166 fronts 50 feet on the westerly side of south 13th Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to George I. Lambert and wife, Mae Leo Lambert by Warranty Deed from Edgar Groves and wife, Nellie Mae Groves dated July 8, 1955 and recorded July 11, 1955 in Book 2440, Page 159, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George I. Lambert, unmarried, and Cynthia L. Lambert, joint tenants with right of survivorship by Quitclaim Deed from George I. Lambert, unmarried dated December 20, 2001 and recorded December 27, 2001 as Instrument No. 200112270142949, in said Register's Office for Davidson County, Tennessee.

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Further being the same property conveyed to Triple 4 Homes, LLC by Warranty Deed from Cynthia L. Lambert, unmarried dated October 8, 2015 and recorded October 15, 2015 as Instrument No. 201510150104797, in said Register's Office for Davidson County, Tennessee.

Durable Limited Power of Attorney from Gabriel A. Stinson and Julie A. Stinson as Managers of Triple 4 Homes LLC to Heather F. S. Fleming dated May 19, 2016 and recorded on _____ as Instrument No. 20160527-0053627, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 712 S 13th Street, Nashville, TN 37206

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, has 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 24th day of May, 2016.

Triple 4 Homes, LLC

BY: Heather F. S. Fleming as attorney

Heather F. S. Fleming as attorney-in-fact
for Triple 4 Homes, LLC

Infact for Triple 4 Homes, LLC

File Number: GRN-162436SSO

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Heather F. S. Fleming as attorney-in-fact for Triple 4 Homes, LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~23rd~~ 24th of May, 2016.

A C Hall

Notary Public

My Commission Expires: 5-8-18

(SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

File Number: GRN-162436SSO