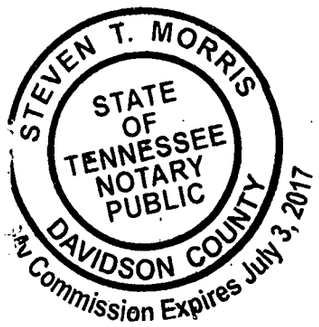
BILL GARRETT, Davidson County
Trans:T20160060334 DEEDWARR
Recvd: 07/14/16 09:57 3 pgs
Fees:18.00 Taxes:1813.00
20160714-0072184

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Kristen Booth
Affiant

Subscribed and sworn to before me, this the 6th day of July, 2016.

Notary Public

My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sage Investments, LLC 6to8 Hamilton Homes, LLC		
1033 Demonbreun St. FL3	New Owners	105070N00100CO 105070N00200CO 10507052000
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VINCENT A. ROMANELLI, III, UNMARRIED, AND VINCENT A. ROMANELLI, II, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAGE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABLITY COMPANY, AND 6TO8 HAMILTON HOMES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

Land situated in Davidson County, Tennessee, being Lot No. 9 on the Plan of W. D. Hamilton's Subdivision of Block 8, of the Hamilton Lands as of record in Book 421, Page 56, Register's Office for Davidson County, Tennessee to which Plan reference is made for a complete and accurate legal description.

Being the same property conveyed to Lee A. Cohen, Trustee and further conveyed to Vincent A. Romanelli, III and Vincent A. Romanelli, II, as tenants in common with right of survivorship by Quitclaim deed from Vincent A. Romanelli, III of record in Instrument No. 20130722-0075587 Register's Office for Davidson County, Tennessee, dated July 22, 2013 and recorded on July 22, 2013.

Tract 2:

Land situated in Davidson County, Tennessee, being Lot No. 10 on the Plan of W. D. Hamilton's Subdivision of Block 8, of the Hamilton Lands as of record in Book 421, Page 56, Register's Office for Davidson County, Tennessee to which Plan reference is made for a complete and accurate legal description.

Being the same property conveyed to Vincent A. Romanelli, II and Vincent A. Romanelli, III, as tenants in common with right of survivorship by Warranty deed from Jerry E. Chatman and wife, Bobbie B. Chatman of record in Instrument No.

20140220-0014586 Register's Office for Davidson County, Tennessee, dated February 20, 2014 and recorded on February 20, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property on Hamilton Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of July, 2016.

, by attorney in fact

Vincent A. Romanelli, II by Vincent A. Romanelli, III
his attorney-in-fact

Vincent A. Romanelli, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Vincent A. Romanelli, II, individually and as attorney in fact for Vincent A. Romanelli, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017