(2)

RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
~~4301 HILLSBORO ROAD, STE 300~~
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170073126 DEEDWARR
Recvd: 08/23/17 10:46 2 pgs
Fees:13.00 Taxes:1665.00
20170823-0086546

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

Cecilia Kendall
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF AUGUST, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9.18.17

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires September 18, 2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9073 CITY LIMITS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
City Limits Construction, LLC	City Limits Construction, LLC	11703010900
2923 SHARON HILL CIRCLE	P.O. Box 40466	
Nashville, TN 37215	Nashville, TN 37204	

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

CONRAD CAMP, A MARRIED MAN*

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

CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2923 SHARON HILL CIRCLE, Nashville, TN 37215

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 22nd day of August, 2017.

Conrad Camp by Jim R Vanderpool, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 22nd day of August, 2017, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Jim R Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Conrad Camp for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Conrad Camp.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires: 9/20/2017

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

The following described real estate, situated and being located in Davidson County, Tennessee: Being Lot No. 7 on the plan of Sharon Hill Circle, of record in Book 1424, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Quit Claim Deed from Camp Properties, LLC to Conrad Camp, as recorded on the 22nd day of June, 2015 in Instrument No. 20150622-0059686 and Warranty Deed from Garvin R. Harper and wife, Eula Faye Harper to Camp Properties, LLC, as recorded on the 26th day of July, 2007 in Instrument No. 20070726-0088839, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Conrad Camp pursuant to a power of attorney executed by the same on the 08/15/2017, and being filed for in Instrument #20170823-0086545, Register's Office for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARON HILL CIRCLE, as recorded in Plat Book 1424, Page(s) 115, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement Agreement recorded at Instrument No. 20080118-0005886.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.