WARRANTY DEED

Bill Garrett Davidson County
Batch# 662 **DEEDWARR**
09/13/2017 04:01:30 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20170913-0093765

File No.: AGL-17-616B-CDF

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 05-06-2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Vincent Miller and Kimberly Louise Miller	SUCCESS MORTGAGE PARTNERS, INC., A MICHIGAN CORPORATION	105-07-0N-001.00 CO
(NAME)	(NAME)	
616B Hamilton Avenue	1200 S SHELDON, STE 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	PLYMOUTH, MI 48170	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **SAGE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND 6TO8 HAMILTON HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MICHAEL VINCENT MILLER AND KIMBERLY LOUISE MILLER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 616 B, Homes at 616 Hamilton Avenue, A Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170807-0080742, Register's Office for Davidson County, Tennessee to which Declaration reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Vincent A. Romanelli, III, unmarried, and Vincent A. Romanelli, II, unmarried to Sage Investments, LLC, a Tennessee Limited Liability Company, and 6TO8 Hamilton Homes, LLC, a Tennessee Limited Liability Company, as recorded on the 14th day of July, 2016 in Instrument No. 20160714-0072184; Quitclaim Deed from Lee A. Cohen, Trustee to Vincent A. Romanelli, III and Vincent A. Romanelli, II, as tenants in common with right of survivorship, as recorded on the 22nd day of July, 2013 in Instrument No. 20130722-0075587 and Warranty Deed from Lisa Gaston Luplow, married to Vincent Anthony Romanelli, III, unmarried, as recorded on the 19th day of April, 2006 in Instrument No.20060419-0044663, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years' taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 616B Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (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 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 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/our hand(s) this 8th day of September, 2017.

Sage Investments, LLC, a Tennessee limited liability company

Authorized Member

BY: ZACH TODD
ITS: AUTHORIZED MEMBER

6TO8 Hamilton Homes, LLC, a Tennessee limited liability company

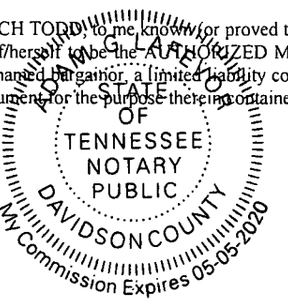
BY: KYLE SIMMONS
ITS: AUTHORIZED MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of September, 2017, before me personally appeared ZACH TODD, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED MEMBER of Sage Investments, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of September, 2017.

Notary Public
My Commission Expires: 5/5/20

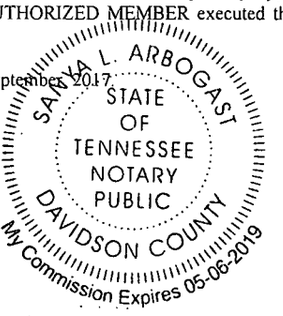


STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of September, 2017, before me personally appeared KYLE SIMMONS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED MEMBER of 6TO8 HAMILTON HOMES, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of September, 2017.

Notary Public
My Commission Expires: 5/6/19



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171