WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SGP-17-150-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Julie Dotson	**New Owner**	
(NAME)	(NAME)	
1826 Bronwyn Court		**034-13-0-107.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **SARCO, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE DOTSON, MARRIED**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 17, Block "B", EAST LAWN, A SUBDIVISION OF PART OF EDGEMEADE FARM, as shown on plat of record in Plat Book 547, Page 153-154, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sarco, GP, A Tennessee General Partnership, by Warranty Deed from Larry G. Sampson and husband, Billy C. Hennessee of record at Instrument No. 20171114-0117001,in the Register's Office of Davidson County, Tennessee, dated November 10, 2017 and recorded on November 14, 2017, said Instrument further modified by Scriviner's Affadavit at Instrument No 20171227-0130919 in the Register's Office of Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY: Property also known as 150 Welworth Street, Madison, TN 37115

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter a lien, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of East Lawn, A Subdivision of part of Edgemeade Farm, as recorded in Plat Book 547, Page(s) 153-154, in the Register's Office, Davidson County, Tennessee, 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).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **150 Welworth St., Madison, Tennessee 37115**.

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 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.

Bill Garrett Davidson County
Batch# 41064 **DEEDWARR**
12/27/2017 09:18:50 AM 2 pgs
Fees: $13.00 Taxes: $525.03

20171227-0130920

Witness my/our hand(s) this the 15 DAY OF DECEMBER, 2017.

Sarco, GP

BY: _____
Dan Silverman
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DAN SILVERMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the General Partner of SARCO, GP, a Tennessee General Partnership, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as General Partner.

Witness my hand and official seal, this the 15th of December, 2017.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212