WARRANTY DEED

Bill Garrett Davidson County
Batch# 57022 DEEDWARR
02/08/2018 02:11:31 PM 2 pgs
Fees: $13.00 Taxes: $1,711.00

20180208-0012939

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,433.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Peach Development LLC	new owner	
(NAME)	(NAME)	117-33A-1CO 117-33A-2CO
722 Courtland Ave		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITE PEACH DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Units A and B of Homes on Sharon Hill Circle, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes on Sharon Hill Circle, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170920-0096541, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes on Sharon Hill Circle, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170920-0096541, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by 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.

Being the same property conveyed by Quitclaim Deed from Camp Properties, LLC to Conrad Camp, as recorded on the 22nd day of June, 2015 in Instrument No. 20150622-0059686, said Register's Office.

Being the same property conveyed by Warranty Deed from Conrad Camp, a married man to City Limits Construction, LLC, a Tennessee limited liability company dated August 22, 2017 of record in Instrument No. 20170823-0086546, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved _ property, known as 2923 A & B Sharon Hill Circle, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 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 my hand this 1 day of February, 2018

CITY LIMITS CONSTRUCTION, LLC

BY: _____

KEN WADE, MEMBER MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ken Wade with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of City Limits Construction, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Member Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member Manager.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2018.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

_____ Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-WP-18-2923