WARRANTY DEED

Bill Garrett Davidson County
Batch# 69734 **DEEDWARR**
03/15/2018 02:35:31 PM 2 pgs
Fees: $13.00 Taxes: $638.25

20180315-0024692

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

VALERIE L KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-12-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah Britt-Layton	Sarah Britt-Layton	105-07-3-E-002.00 CO
(NAME)	(NAME)	
1109 Glenwood Ave	1109 Glenwood Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, **Sage Investments, LLC, a Tennessee limited liability company and 6TO8 Hamilton Homes, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah Britt-Layton, married, and Louis Percival Britt, III, married, 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 Unit 618B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 618 Hamilton Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161020-0110991, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Vincent A. Romanelli, II and Vincent A. Romanelli, III, by Warranty Deed from Jerry E. Chatman and wife, Bobbie B. Chatman, dated February 20, 2014, of record in Instrument No. 20140220-0014586, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Sage Investments, LLC, a Tennessee limited liability company, and 6to8 Hamilton Homes, LLC, a Tennessee limited liability company, dated July 6, 2016, of record in Instrument No. 20160714-0072184, Register's Office for Davidson County, Tennessee. AND

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Book 421, page 56 and Exhibit B of Instrument No. 20161020-0110991; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20161020-0110991; and Articles of Incorporation/Charter of record in Instrument No. Instrument No. 20161020-0110990, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 618B Hamilton Avenue, Nashville, TN 37203
(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/our hands this 8th day of March, 2018.

SAGE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Zach Todd
Company Representative

6to8 HAMILTON HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Kyle William Simmons
Company Representative

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Zach Todd with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the company representative of Sage Investments, LLC, a Tennessee limited liability company, and that he as such company representative executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as company representative.

WITNESS my hand and official at Franklin, Tennessee, seal this 8th day of March, 2018.

Notary Public _____
My Commission Expires: _____

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kyle William Simmons with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the company representative of 6to8 Hamilton Homes, LLC, a Tennessee limited liability company, and that he as such company representative executed the foregoing instrument for purposes therein contained, by signing the name of the entity by Kyle William Simmons as company representative.

WITNESS my hand and official at Franklin, Tennessee, seal this 8th day of March, 2018.

Notary Public _____
My Commission Expires: _____

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021

File No.: 26856