WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0288

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Peachtree Apartments, LLC	Peachtree Apartments, LLC	#12809000200
(NAME) 4550 Bear Trail	(NAME) 4550 Bear Trail	
(ADDRESS) Cookeville, TN 38506	(ADDRESS) Cookeville, TN 38506	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 77698 **DEEDWARR**
04/10/2018 11:03:07 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180410-0033662

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHARP PROPERTIES, LLC,

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

PEACHTREE APARTMENTS, LLC,

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 Lot No. 38 on the Plan of Bellevue Manor, as of record in Book 3600, Pages 32 and 33, Register's Office of Davidson County, Tennessee.

Said Lot No. 38 fronts 168 feet on the northerly side of Harpeth Valley Road and runs back between lines, 338.16 feet on the westerly side and 241.15 feet on the easterly side to a broken line at the rear on which it measures 202.41 feet thereon.

Being the same property conveyed to Sharp Properties, LLC by deed from Elmer O'Neil Heard, unmarried, of record in Instrument 20180202-0010785, said Register's Office, dated February 1, 2018.

This conveyance is subject to Restrictions of record in Book 3672, Page 507, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Pages 32 and 33, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 209 Harpeth Valley Rd., Nashville, TN 37221
(House No.) (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 our hands this 5th day of April, 2018.

Sharp Properties, LLC

BY: _____

Michael Ray Perkins, Jr.
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Ray Perkins, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Sole Member respectively of Sharp Properties, LLC, the within named bargainer, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal, this 5th day of April, 2018.

My Commission Expires: 3|10|19

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Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.