Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Warranty Deed

Bill Garrett Davidson County Batch# 79930 **DEEDWARR** 04/12/2018 08:56:19 AM 2 pgs Fees: $13.00 Taxes: $2,035.00 20180412-0034326	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $550,000. Affiant Subscribed and sworn to before me, this the 6th day of April, 2018. Notary Public My commission expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Vincent Romanelli III Vincent Romanelli Jr.	New Owner	
616A Hamilton Avenue		105-07-3P-001.00-CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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 AND 6TO8 HAMILTON HOMES, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VINCENT ROMANELLI III AND VINCENT ROMANELLI JR.**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 616A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 616 Hamilton Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170807-0080742 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Vincent Anthony Romanelli, III, unmarried by Warranty deed from Lisa Gaston Luplow, married of record in Instrument No. 20060419-0044663 Register's Office for Davidson County, Tennessee, dated April 18, 2006 and recorded on April 19, 2006.

Being a portion of the same property conveyed to Lee A. Cohen, Trustee by Quitclaim Deed from Vincent Anthony Romanelli, III, A/K/A Vincent A. Romanelli, III, unmarried of record in Instrument No. 20130722-0075587 , Register's Office for Davidson County, Tennessee, dated July 22, 2013 and recorded on July 22, 2013 and within the same deed the said Lee A. Cohen, Trustee conveyed his interest in the subject property to Vincent A. Romanelli, III and Vincent A. Romanelli, II, as tenants in common with right of survivorship.

Being a portion of the same property conveyed to Sage Investments, LLC, a Tennessee limited liability company and 6TO8 Hamilton Homes, LLC, a Tennessee limited liability company by Warranty deed from Vincent A. Romanelli, III, unmarried and Vincent A. Romanelli, II, unmarried of record in Instrument No. 20160714-0072184 Register's Office for Davidson County, Tennessee, dated July 06, 2016 and recorded on July 14, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 616A Hamilton Avenue, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of April, 2018.

Sage Investments, LLC

Brian Layton, Authorized Member

6to8 Hamilton Homes, LLC

Kyle Simmons, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Layton with whom I am personally acquainted (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, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of April, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kyle Simmons with whom I am personally acquainted (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, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of April, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021