Box 14
30532-4

WARRANTY DEED

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Bill Garrett Davidson County
Batch# 84449 DEEDWARR
04/25/2018 09:21:03 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20180425-0038769

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Sarah P Steinhouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah Patricia Steinhouse	Pinnacle Bank	119140177.00
(NAME)	(NAME)	
3002 Tuggle Avenue	150 3rd Avenue S Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Happy Homes, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH PATRICIA STEINHOUSE, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER 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. 3 on the Plan of C. Vance Hickerson's Addition to Tuggle Heights, of record in Book 1835, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Happy Homes, LLC from Violet Jean Clarke, an unmarried woman by Warranty Deed dated March 31, 2017 of record in Instrument No. 20170403-0032136, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS APPEARING ON THE PLAN OF C. VANCE HICKERSON'S ADDITION TO TUGGLE HEIGHTS, OF RECORD IN BOOK 1835, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO EASEMENTS, IF ANY, THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 3002 Tuggle Ave., Nashville, TN 37211
(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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 23rd day of April, 2018.

File No.: 2018-1404
GRE TN Warranty Deed

Happy Homes, LLC, a Tennesee Limited Liability Company

By: _____
William Sugg, Sole Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Sugg**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Sole Member** of **Happy Homes, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a limited liability company, and that he as such **Sole Member** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Sole Member**.

WITNESS my hand and seal this 23rd day of April, 2018.

My Commission Expires:
July 05, 2021

_____
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY