398

WARRANTY DEED

Bill Garrett Davidson County
Batch# 111818 DEEDWARR
07/02/2018 03:53:24 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20180702-0064134

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC STATE OF DAVIDSON COUNTY, TN ANGELA Y. POSTON-WILLIAMS

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas ~~Adam~~ Homrich	U.S. Bank Home Mtg	083031C00200CO
(NAME)	(NAME)	
2104 McKennie Ave.	7601 Penn Ave. S, Ste A1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Richfield MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **SBE Partners,** a Tennessee General Partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicholas ~~Adam~~ Homrich and Sandra Homrich, husband and wife,** 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(s) B as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Homes At 2103 McKennie, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20160330-0030048, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being a portion of the same property conveyed to SBE Partners, by Warranty Deed from Michael Lance Roy, unmarried, filed of record on August 31, 2015 in Instrument No. 20150831-0087933, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2104 McKennie Avenue, Nashville, TN 37206
(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 28th day of June, 2018.

SBE PARTNERS

By: _____
Robert L. Scruggs, as Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, of the state and county aforementioned, personally appeared **Robert L. Scruggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **Authorized Agent of SBE Partners**, a Tennessee General Partnership, and that he as such executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by himself.

WITNESS my hand and seal this 28th day of June, 2018.

_____
Notary Public
My Commission Expires: 1-3-2022

File No.: 38817

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022