WARRANTY DEED

Return to:
BridgeTrust Title Group
1717 Alliant Ave - Suite 5
Louisville, KY 40299
CS18100 1411

File No. RW0004170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-6-19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC NANCY J. PEDIGO DAVIDSON COUNTY MY COMMISSION EXPIRES 5-6-2019

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Collin Sharpe and Lauren Sharpe	New Owner	148-12-0-207.00
(NAME)	(NAME)	
4620 Fanning Dr	4620 Fanning Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 113088 DEEDWARR
07/06/2018 10:58:43 AM 2 pgs
Fees: $13.00 Taxes: $765.53

20180706-0065553

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, I, **Cliff View Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren E. Sharpe and Collin B. Sharpe, a married couple,** HEREINAFTER CALLED THE GRANTEE, 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. 111 on the Plan of Hazelwood, Section Fourteen of record in Plat Book 4660, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 111 fronts 58 feet on the Northerly margin of Fanning Drive and runs back 157.81 feet on the Easterly line and 160.00 feet to the Westerly line to a dead line in the rear which measures.

Being the same property conveyed to Cliff View Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Newport Group Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180309-0022662 Register's Office for Davidson County, Tennessee, dated March 07, 2018 and recorded on March 09, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4620 Fanning Dr, Antioch, TN 37013

(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 hand this 29th day of June, 2018.

Cliff View Properties, LLC

Leslie Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie Garside, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Member of Cliff View Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Authorized Member.

Witness my hand this 29th day of June, 2018.

Notary Public

My commission expires: 8/7/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

