~~BOX 10-A~~

WARRANTY DEED

Bill Garrett Davidson County
Batch# 129762 **DEEDWARR**
08/16/2018 10:57:30 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20180816-0081250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires: MAR 9, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Amico and Julianne Amico	New Owner	
(NAME)	(NAME)	
1807 Eaves Court		132-01-0-073.00
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **UPTOWN BUILDERS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY AMICO AND JULIANNE AMICO, 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 Lot No. 116 on the Plan of Rolling Meadows, of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed by Quitclaim Deed from GALA, LLC, a Tennessee limited liability company to Uptown Builders I LLC, a Tennessee limited liability, as recorded on the 31st day of January, 2017 in Instrument No. 20170131-0010079; Warranty Deed from David W. Maxwell, Sr., Carolyn M. Nichols and Cathy M. Hixon, joint Successor Trustees of the James Hill Maxwell and Elizabeth D. Maxwell Revocable Living Trust Agreement U/A/D August 31, 1998 to GALA, LLC, a Tennessee limited liability company, as recorded on the 10th day of January, 2017 in Instrument No. 20170110-0002664; Warranty Deed from Elizabeth D. Maxwell to Elizabeth D. Maxwell, Trustee and as sole trustee of The James Hill Maxwell and Elizabeth D. Maxwell Revocable Living Trust, as recorded on the 15th day of July, 2010 in Instrument No. 20100715-0055448 and Warranty Deed from Douglas Bethel and wife, Christy Bethel to Elizabeth D. Maxwell, as recorded on the 31st day of December, 2009 in Instrument No. 20091231-0118830, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 4045 General Bate Drive, Nashville, TN 37204
(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 15 day of August, 2018

UPTOWN BUILDERS I, LLC

BY: _____

L. ED GAW, JR., MANAGING MEMBER

BY: _____

DOUG LACKEY, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared L. Ed Gaw, Jr. and Doug Lackey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of Uptown Builders I, LLC the within named bargainor, a limited liability company and that he as such Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 15 day of August, 2018.

Commission expires:



_____
Notary Public