WARRANTY DEED

Bill Garrett Davidson County
Batch# 132528 **DEEDWARR**
08/24/2018 09:32:30 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20180824-0084002

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$380,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of August, 2018

Notary Public
My Commission expires: (Affix Seal)

KINGREY PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Jennifer Littlejohn	NEW OWNER	084050[illegible]
1005-A Shadow Lane		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hershey's Top Wish Properties LLC, a Tennessee limited liability company (erroneously spelled Hesheys Top Wish Properties, LLC on previous deed), and McClish Properties, LLC, a Tennessee limited liability company, McClish Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer Littlejohn, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1005 Shadow Lane, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20160715-0073123 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 said property.

Being part of the same property conveyed to Devan McClish and Luka Milicevic, by Warranty Deed from Melanie J. Coleman, a single woman, dated June 27, 2016, recorded in Instrument Number 20160630-0067214, Register's Office for Davidson County, Tennessee. Further conveyed to HESHEYS TOP WISH PROPERTIES, LLC, AND MCCLISH PROPERTIES, LLC from Devan McClish and Luka Milicevic by Quitclaim Deed on April 5, 2018, of record in Instrument Number 20180420-0037400, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan as shown as an Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160715-0073123, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160715-0073123, Register's Office for Davidson County, Tennessee.
- Charter of 1005 Shadow Lane Homeowner's Association, Inc., of record in Instrument No. 20160715-0073123, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 3600, page 37, as amended in Plat Book 3805, page 360, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1005-A Shadow Lane, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 15, 2018.

Hershey's Top Wish Properties LLC, a Tennessee limited liability company

By Luka Milicevic

McClish Properties, LLC, a Tennessee limited liability company

By Debra McClish

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Luka Milicevic,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Hershey's Top Wish Properties LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires:

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Debra McClish,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **McClish Properties, LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires:

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY