WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168672 **DEEDWARR**
11/29/2018 03:52:46 PM 2 pgs
Fees: $13.00 Taxes: $2,738.00

20181129-0116657

G-VRES-18-2923A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julia C. Fortune and Marion A. Jackson	new owner	
(NAME)	(NAME)	**117-03-3A -001.00-CO**
2923 A Sharon Hill Cir.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WHITE PEACH DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIA C. FORTUNE AND MARION A. JACKSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A of Homes on Sharon Hill Circle, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes on Sharon Hill Circle, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170920-0096541, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes on Sharon Hill Circle, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat fled as Exhibit "B" to said Declaration appearing in Instrument No. 20170920-0096541, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to White Peach Development LLC, A Tennessee Limited Liability Company by Warranty deed from City Limits Construction, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20180208-0012939 Register's Office for Davidson County, Tennessee, dated February 01, 2018 and recorded on February 08, 2018. Being a portion of the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company by warranty deed from Conrad Camp, a married man of record in Instrument No. 20170823-0086546 Register's Office for Davidson County, Tennessee, dated August 22, 2017 and recorded on August 23, 2017.

This conveyance is subject to:
- Taxes for the year 2019 a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 115, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes on Sharon Hill Circle, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170920-0096541, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1780, Page 349, as amended in Book 1916, Page 517, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20080118-0005886, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170920-0096540, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2923 A Sharon Hill Cir., Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 8TH DAY OF NOVEMBER, 2018.

White Peach Development LLC

BY:_____
Linda Foss
Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA FOSS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHAIRMAN of WHITE PEACH DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such CHAIRMAN executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212