WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 181365 DEEDWARR
01/08/2019 08:54:43 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20190108-0001862

MST 2018-1634

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF Jan 2019

Notary Public

MY COMMISSION EXPIRES: 7-6-2020.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Oliver	New Owner	095-11-0-063.00
(NAME)	(NAME)	
2219 Larimore Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Envision Properties, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Oliver, a single woman,** 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. 89 on the Plan of Cloverdale, Section II & Revision Lots 21 & 22 Section I of record in Plat Book 2133, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tara Stephens, an unmarried woman by Warranty deed from Associates Capital, LLC, a Nevada limited liability company of record in Instrument No. 20140327-0025381 Register's Office for Davidson County, Tennessee, dated March 19, 2014 and recorded on March 27, 2014.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Tara Stephens, an unmarried woman of record in Instrument No. 20180613-0056746 Register's Office for Davidson County, Tennessee, dated June 11, 2018 and recorded on June 13, 2018.

Being the same property conveyed to Envision Properties, LLC, A Tennessee limited liability company by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180618-0058209 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 18, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 58, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2149, Page 525 and Book 2094, page 87, in the Register's Office for Davidson County, Tennessee. Subject to a Sanitary Sewer Easement of record in Book 4371, Page 122, in the Register's Office for Davidson County, Tennessee. Easement for waterline of record in Book 2247, Page 47, Register's Office for Davidson County, Tennessee.

This property, known as 2219 Larimore Drive, Nashville, TN 37214
(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 hand(s) this 3 DAY OF JANUARY, 2019.

Envision Properties, LLC a Tennessee limited liability company

BY: , Operating Manager

Daniel Mireles, Operating Manager

BY: , Secretary

Elsa V. Camacho, Secretary/Treasurer

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Daniel Mireles and Elsa V. Camacho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Operating Manager and Secretary/Treasurer of Envision Properties, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Daniel Mireles, as Operating Manager and Elsa V. Camacho, as Secretary/Treasurer being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Operating Manager and Secretary/Treasurer of said limited liability company.

Witness my hand and official seal at office, this 3 day of January, 2019.

Notary Public

My commission expires: 5/21/2019

Amelia Swanson
State
(SEAL)
Tennessee
Notary
Public
Williamson County