Karen Johnson Davidson County
Batch# 196791 DEEDWARR
02/20/2019 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $889.85
20190220-0015254

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,600.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of February, 2019.

(Affix Seal) Notary Public

My Commission Expires: 11/10/2019

2019-510-1

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Enterprise Homes and Remodeling, LLC 304 Vivelle Avenue Nashville, TN 37210	Enterprise Homes and Remodeling, LLC 5709 Spring House Way Brentwood, TN 37027	Map/Parcel 106-13-0-080

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Apple Saus Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Enterprise Homes and Remodeling, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its 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 Lot No. 8 on the Plan of Glenrose Park, as of record in Book 974, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Apple Saus Homes, LLC, a Tennessee limited liability company by Warranty Deed from Paul R. Crosser, Jr. and Nanette Crosser, both unmarried, dated July 3, 2018, of record in Instrument No. 20180705-0065064, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 304 Vivelle Avenue, Nashville, TN 37210.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 19th day of February, 2019:

Apple Saus Homes LLC, a Tennessee Limited Liability Company

By: _____, Member
Hogan Apple, Member

By: _____, Member
Andrew Phillips, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the state and county mentioned, personally appeared Hogan Apple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Apple Saus Homes LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Hogan Apple as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee Limited Liability Company as Member.

Witness my hand and seal, at office in Franklin, TN, this 19th day of February, 2019.

_____
Notary Signature

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the state and county mentioned, personally appeared Andrew Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Apple Saus Homes LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Andrew Phillips as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee Limited Liability Company as Member.

Witness my hand and seal, at office in Franklin, TN, this 19th day of February, 2019.

_____
Notary Signature

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11|10|2019

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN