WARRANTY DEED

Karen Johnson Davidson County
Batch# 206040 DEEDWARR
03/14/2019 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,549.30
20190314-0023555

G-VRES-19-2923B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC 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)
Adam Chmiel and Sujata Chmiel	New owner at property	
(NAME)	(NAME)	**117-03-3A-002.00-CO**
2923 B Sharon Hill Cir.	address	
(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 **ADAM JOSEPH CHMIEL AND SUJATA DESHPANDE CHMIEL, HUSBAND AND WIFE,** 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:

A certain unit located in Davidson County, Tennessee, being Unit B of Homes on Sharon Hill Circle, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes on Sharon Hill Circle of record in Instrument Number 20170920-0096541, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

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.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in 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 B 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 13th DAY OF MARCH, 2019.

White Peach Development LLC

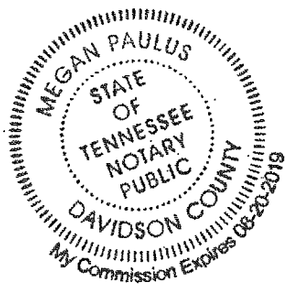
BY: _____
Daniel B. DePriest
Assistant Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL B. DEPRIEST, 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 ASSISTANT TREASURER of WHITE PEACH DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such ASSISTANT TREASURER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of March, 2019.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019