Karen Johnson Davidson County
Batch# 216619 DEEDWARR
04/11/2019 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20190411-0033304

WARRANTY DEED

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

J-LP-19-113A-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 01-24-23

(AFFIX SEAL)

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)
Michael Lee Page and Nicole Ellis Page	Movement Mortgage, LLC	
(NAME)	(NAME)	
113 A Creighton Avenue	8084 Calvin Hall Rd.	**083-03-1M-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indian Land, SC 29707	
(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, **LUCID PROJECTS 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 **MICHAEL LEE PAGE AND NICOLE ELLIS PAGE, 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:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 113 Creighton Avenue, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 113 Creighton Avenue of record in Instrument No. 20180419-0036866, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lucid Projects, LLC, a Tennessee Limited Liability Company by Warranty deed from Torque Development Group, LLC of record in Instrument No. 20180509-0044542 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 09, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 547, Page 163, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20180419-0036866, Register's Office for Davidson County, Tennessee.
- Agreement of Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4159, Page 212, in the Register's Office for Davidson County, Tennessee.
- Real Estate Purchase Agreement of record in Instrument Number 20170428-0041954, 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: **113 A Creighton Avenue, Nashville, Tennessee 37206**.

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 10th DAY OF APRIL, 2019.

Lucid Projects LLC

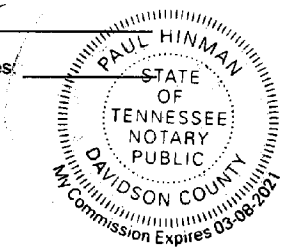
BY: _____
Sean Kelly
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN KELLY, 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 SOLE MEMBER of LUCID PROJECTS LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of April, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, Madeleine Constantine, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Madeleine Constantine, 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: 01/24/2023

