WARRANTY DEED

Karen Johnson Davidson County
Batch# 226449 DEEDWARR
05/06/2019 01:18:51 PM 2 pgs
Fees: $13.00 Taxes: $1,143.30

20190506-0042237

MONTGOMERY COUNTY ★ ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$309,000.00.**

Affiant

Subscribed and sworn to before me this 6 day of May, 2019

Notary Public
My Commission expires: 10/14/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ryan Victor Kleinaitis	New Owner	082-04-0C-001.00CO
912 Sharpe Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **SB Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan Victor Kleinaitis, Single Man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A as shown on the Plan for Horizontal Property Regime of 910 Sharpe Avenue, attached as Exhibit "B" to the First Amendment to the Declaration of Protective Covenants, Conditions and Restrictions establishing 910 Sharpe Avenue, of record in Instrument Number 20161021-0111726, and amended in Instrument Number 20170127-0009253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to SB Homes LLC, a Tennessee limited liability company by Warranty Deed from Don B. Cambron and wife, Diane T. Cambron of record in Instrument No. 20160826-0089253 Register's Office for Davidson County, Tennessee, dated August 19, 2016 and recorded on August 26, 2016. Being part of the same property conveyed to Michael Yang, a single man from SB Homes, LLC, a Tennessee limited liability company by Warranty Deed dated November 21, 2018 and recorded December 14, 2018 by Instrument No: 20181214-0121812, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to SB Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael Yang of record in Instrument No. 20190328-0028026, dated March 11, 2019 and recorded on March 28, 2019, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan as shown as an Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20161021-0111726, as amended in Instrument No. 20170127-0009253, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20161021-0111726, as amended in Instrument No. 20170127-0009253, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 843, Page 51, Register's Office for Davidson County, Tennessee.

This is improved property known as: **912 Sharpe Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 3, 2019.

SB Homes, LLC, a Tennessee limited liability company

By _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brian Carpenter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of SB Homes LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/1/22

NOTARY PUBLIC

ANDREW H. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY