(3)

WARRANTY DEED

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 257891 DEEDWARR
07/17/2019 09:25:07 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20190717-0069786

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE ~~TN~~
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF July, 2019.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/05/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Dean Sheats and Natalie Mae Sheats	New Owner	
(NAME) 2416 A Chapman Dr.	(NAME)	083-11-0C-001.00 CO
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, **UPTOWN BUILDERS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON DEAN SHEATS A/K/A AARON D. SHEATS AND NATALIE MAE SHEATS A/K/A NATALIE N. SHEATS, HUSBAND AND WIFE,** 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 Unit No. 1, together with the appurtenant interest in the common elements of 2416 Chapman Drive Cottages, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20170424-0039863, and amended as Instrument No. *_____, Register's Office for Davidson County, Tennessee, said Unit being depicted in Exhibit "B" of the aforementioned Declaration of Covenants, Conditions and Restrictions. * 20190717-0069785

Being part of the same property conveyed to GALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from HAZEL M. ELLER, UNMARRIED, of record as Instrument No. 20150303-0018355, dated February 27, 2015, said Register's Office. GALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY further conveyed said property to UPTOWN BUILDERS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20170131-0010079, dated January 11, 2017, and corrected by Scrivener's Affidavit of record as Instrument No. 20181116-0112990, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2416 A Chapman Dr., Nashville, TN 37206
(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 hand this 15th day of July, 2019

UPTOWN BUILDERS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

L. ED GAW, JR., MEMBER-MANAGER

BY: _____

DOUG LACKEY, MEMBER-MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared L. Ed Gaw, Jr. and Doug Lackey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Member-Managers of Uptown Builders I, LLC the within named bargainor, a limited liability company and that they as such Member-Managers, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member-Managers.

Witness my hand and official seal this 15th day of July, 2019.

Commission expires:



_____
Notary Public