Karen Johnson Davidson County
Batch# 301876 DEEDWARR
10/16/2019 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20191016-0106194

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 01-24-23
(AFFIX SEAL)

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-091686

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fairview Holdings LLC	Fairview Holdings LLC	
(NAME)	(NAME)	
51 Buck Hill Rd.	51 Buck Hill Rd.	072-10-1A-084.00-CO
(ADDRESS)	(ADDRESS)	
Madison, CT 06443	Madison, CT 06443	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thousand And No/100 Dollars ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ETIENNE L. CLOUD, SINGLE MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FAIRVIEW HOLDINGS LLC, 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 A2009, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606; Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Etienne L. Cloud, single man by Warranty deed from Harpeth Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170324-0029184 Register's Office for Davidson County, Tennessee, dated March 22, 2017 and recorded on March 24, 2017.

unimproved ☐
This is improved ☒ property, known as 1118 Litton Ave Apt 209, Nashville, TN 37216
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Etienne L. Cloud, single man this 9 day of October, 2019

Etienne L. Cloud

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of October, 2019, before me personally appeared Etienne L. Cloud, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness ~~my hand and~~ official seal, this the 9th day of October, 2019.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

True Copy Certification

I, Tracey Cerrato, 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, Tracey Cerrato, 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

