Karen Johnson Davidson County
Batch# 431145 DEEDWARR
07/06/2020 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20200706-0072350

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00.

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

O-HRE-20-1118B

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)
Ashley Erin Sedillo and Christopher Lee Paxton	Renasant Bank	
(NAME)	(NAME)	**083-01-0D-002.00-CO**
1118 B Sharpe Avenue	2001 Park Place N. Ste 650	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35203	
(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, **TM INVESTMENT, 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 **ASHLEY ERIN SEDILLO, AN UNMARRIED WOMAN CHRISTOPHER LEE PAXTON, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 1118-B, on the Plan of Homes at 1118 Sharpe Avenue, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions for Homes at 1118 Sharpe Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20131220-0128909, Register's Office for Davidson County, Tennessee, said Unit being shown on the Plat attached as Exhibit B to said Declaration, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to TM Investment, L.L.C.,a Tennessee Limited Liability Company by Warranty deed from Prime Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140123-0006514 Register's Office for Davidson County, Tennessee, dated January 17, 2014 and recorded on January 23, 2014.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 133, 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 at 1118 Sharpe Avenue, a Horizontal Property Regime With Private Elements, with By-Laws of Homes at 1118 Sharpe Avenue appended thereto, of record in Instrument Number 20131220-0128909, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1118 B Sharpe 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 1 DAY OF JULY, 2020.

TM Investment, LLC, a Tennessee Limited Liability Company

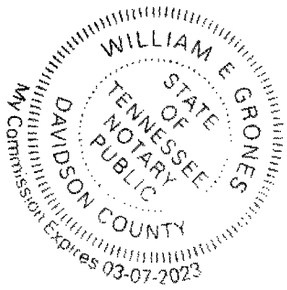
BY: _____
Mohamed Abdo Saba
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMED ABDO SABA, 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 MEMBER of TM INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of July, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022