WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 012 68-24316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Kim Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of February, 2015.

Michelle Lee
Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sunrise Homes, LLC	Finworth Mortgage, LLC, an InsBank Company	131-01-0-117.00
(NAME)	(NAME)	
2211 Castleman Drive	2106 Crestmoor Road	
(ADDRESS)	(ADDRESS)	
Nashville 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Whaley Family LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sunrise Homes, 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 Lot No. 48 on the Map of B.N. Stammer Subdivision, as record in Book 1424, page 23, Register's Office for Davidson County, Tennessee.
SAID Lot No. 48 fronts 117.55 feet on the south side of Castleman Drive and runs back between lines 250 feet on the west line and 270.05 feet on the east line to a dead line in the rear on which it measures 89.65 feet.
Being the same property conveyed to Sara Y. Whaley, Trustee of The Sara Y. Whaley Living Trust, established by the Revocable Trust Agreement of Sara Y. Whaley, dated March 19, 2003 by Warranty Deed from Sara Y. Whaley, dated December 30, 2003, recorded December 31, 2003 in Instrument No. 20031231-0185002, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Whaley Family, LLC, a Tennessee limited liability company by Quitclaim Deed from Kenneth W. Whaley, Trustee of the Kenneth W. Whaley Living Trust dated March 19, 2003, and Sara Y. Whaley, Trustee of the Sara Y. Whaley Living Trust dated March 19, 2003, dated April 25, 2008, recorded June 16, 2008 in Instrument No. 20080616-0061650, Register's Office for Davidson County, Tennessee.

File Number: MAI-150189

BILL GARRETT, Davidson County
Trans:T20150008958 DEEDWARR
Recvd: 02/04/15 14:22 2 pgs
Fees:13.00 Taxes:1665.00
20150204-0010647

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2211 Castleman Drive, Nashville, TN 37215

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, has 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 our hands this 30th day of January, 2015.

Whaley Family LLC

BY: Sara Y. Whaley, President
Sara Y. Whaley, Its President

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sara Y. Whaley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President, and is authorized to execute the instrument on behalf of Whaley Family, LLC, the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President

Witness my hand and official seal, this the 30th day of January, 2015.

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Notary Public

My commission expires:

File Number: MAI-150189