THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2234

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sparkle Rentals, LLC 4681 Chandler Road Hermitage, TN 37076	NEW OWNER	108-12-0-B-226.00CO

BILL GARRETT, Davidson County
Trans:T20150101599 DEEDWARR
Recvd: 12/01/15 13:20 2 pgs
Fees:13.00 Taxes:558.70
20151201-0121097

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Amanda Vaughn
Affiant

Subscribed and sworn to before me, this the 24th day of November, 2015.

Notary Public
My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Summer Ray, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sparkle Rentals, LLC, a Tennessee limited liability company,** 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. 21, on the Plan of Section Two, Harborview, Final Phase, of record in Book 9700, Page 708, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Patrick Trueheart and Shawan F. Trueheart, husband and wife to Summer Ray, unmarried, as recorded on the 11th day of December, 2014 in Instrument No. 20141211-0113491, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3417 Harbor Hill Place, Nashville, TN 37214**

This conveyance is made subject to (1) Property taxes for the year 2016 and thereafer, a lien not yet due and payable; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **24th** day of **November, 2015.**

GRANTOR(S)

Summer Ray

Summer Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Summer Ray** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **24th** day of **November, 2015.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016