BILL GARRETT, Davidson County
Trans:T20160022907 DEEDWARR
Recvd: 03/21/16 14:01 2 pgs
Fees:13.00 Taxes:333.00
20160321-0026625

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kalonji J. Werts	Kalonji J. Werts	172-03-0-A-125.00
(NAME)	(NAME)	
1023 Watauga Court	1023 Watauga Court	
(ADDRESS)	(ADDRESS)	
Thompson Station, TN 37179	Thompson Station, TN 37179	
(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, **Sunnybrook Investment Company, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kalonji J. Werts and Bathrenia Caver-Werts,** 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 58, as shown on the map entitled Final Plat, The Woodlands Subdivision, Phase 4, Section 1B, of record as Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Debt Assistance Solutions, LLC, by Special Warranty Deed from Jones Lands-L, LLC, dated February 12, 2009, of record in Instrument No. 20090624-0058704, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Advanced Asset Acquisition, LLC, a Tennessee limited liability company, by Quitclaim Deed from Debt Assistance Solutions, LLC, a Tennessee limited liability company, dated June 24, 2009, of record in Instrument No. 20090624-0058705, Register's Office for Davidson County, Tennessee. Being a portion of the property conveyed to Sunnybrook Investment Company, LLC, a Tennessee limited liability company, by Quitclaim Deed from Advanced Asset Acquisition, LLC, a Tennessee limited liability company, dated August 13, 2015, of record in Instrument No. 20150814-0081731, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 1636 Boxwood Drive, Nashville, TN 37211
(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/our hands this 16th day of March, 2016.

Sunnybrook Investment Company, LLC

Jeremy M. Boczulak, Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jeremy M. Boczulak with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Sunnybrook Investment Company, LLC and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 16th day of March, 2016.

Notary Public Bryan D. Spicer
My Commission Expires: _____

File No.: 22521

