RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-30575

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3027S**

BILL GARRETT, Davidson County
Trans:T20160026550 DEEDWARR
Recvd: 04/01/16 12:34 2 pgs
Fees:13.00 Taxes:1757.50
20160401-0031100

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Arthur N. Anderson,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Sunrise Homes, LLC**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Part of Lot Number 2 on the Plan of Seven Hills, Section 7, of record in Plat Book 3106, Page 32, less that portion of said Lot Number 2 conveyed to Metro Nashville and Davidson County by Deed for Right-of-Way of record in Book 8519, Page 486, Register's Office for Davidson County, Tennessee, both to which reference is hereby made and the same incorporated herein.

Being the same property conveyed to Arthur N. Anderson by Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 06/09/2010 and filed for record on 06/24/2010 in Instrument Number 20100624-0049389, Register's Office for Davidson County, Tennessee.

This is property known as 4601 Granny White Pike, Nashville, Tennessee, 37220.
Map and Parcel Number: 131-11-0-079.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises;

that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30th day of March, 2016.

Arthur N. Anderson -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur N. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 12/27/16

Grantee(s) Name, Address:	Send Tax Statement To:
Sunrise Homes, LLC	New Owner
1012 Paris Avenue	
Nashville TN 37204	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$475,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30th day of March, 2016.

Affiant

(Seal)

Notary Public

My commission expires:
4-13-19