BILL GARRETT, Davidson County
Trans:T20160034998 DEEDWARR
Recvd: 04/28/16 10:01 2 pgs
Fees:13.00 Taxes:333.00
20160428-0041394

Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

WARRANTY DEED

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 26th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 09-25-2016

(AFFIX SEAL)

NARCIA L. CARROLL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derrick L. Derringer	Derrick L. Derringer	
(NAME)	(NAME)	
1717 Boxwood Dr.	3014 Arbuckle Lane	172 02 0A 135.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Spring Hill, TN 37174	
(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, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Derrick L. Derringer, Melanie B. Derringer, and Ashley T. Sullivan, 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. 107, as shown on the map entitled Final Plat of the Woodlands Subdivision, Phase Four, Section 1-B, 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 part of the same property conveyed to Sunnybrook Investment Company, LLC, a Tennessee limited liability company, by Deed from Advanced Asset Acquisition, LLC, a Tennessee limited liability company, dated August 13, 2015, and filed of record in Instrument No. 20150814-0081731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan of record in Plat Book 6900, page 497 and Instrument No. 20070705-0080225, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224 and Book 8643, page 675, Agreement for participation in Huntington Park Truck Sewer of record in Book

6699, page 752, Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, page 495 and Book 7091, page 428, Outsale and Easement to State of Tennessee of record in Book 7917, page 422, Stormwater Detention Agreement of record in Book 7336, page 3 and Instrument No, 20070702-0078297, Sanitary Sewer Easement of record in Instrument No. 20031124-0170676, Deed of Conveyance to Department of Water and Sewerage Services of record in Book 8541, page 230, HOA Charter of record in Book 8454, page 246; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 1717 Boxwood Dr., 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 hand this 26th day of April, 2016.

Sunnybrook Investment Company, LLC, a
Tennessee limited liability company

By: _____
Jeremy M. Boczulak, Member

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, 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 the Member of Sunnybrook Investment Company, LLC, a Tennessee limited liability company the within named Seller, a limited liability company, and that he, as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal of this office in Franklin, Williamson County, Tennessee , this 26th day of April, 2016.

MARCIA L. CARROLL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

_____
Notary Public for the State of Tennessee
My Commission Expires: 09-25-2019