WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170042497 DEEDWARR
Recvd: 05/18/17 14:24 2 pgs
Fees:13.00 Taxes:878.75
20170518-0049542

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

C. Forest Allred
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: August 16, 2020

(AFFIX SEAL)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

THIS INSTRUMENT WAS PREPARED BY
South Oak Title, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sunshine Years LLC	Sunshine Years LLC	160-14-0-023.00
(NAME)	(NAME)	
169 Deercrest Circle	169 Deercrest Circle	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **K & C, Inc. now known as Nonpareil Inc.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sunshine Years LLC and Carl Smith, joint tenants,** 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, State of Tennessee, being all of Lot 1-B, Section I, Helen Mims Subdivision, as in Book 6900, page 74, said Register's Office, reference to which plan is hereby made for a more particular description.

Being a part of the same property conveyed to K & C Inc by Warranty Deed dated 05/01/1986 from Helen Moore Mims of record in Book 6859 , Page 492 , Register's Office for Davidson County, Tennessee.

Subject to: All easements, restrictions and rights of way of record.

This property is known as 5638 Oakes Drive, Brentwood, TN 37027

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 9th day of May, 2017.

K & C, INC. NOW KNOWN AS NONPAREIL INC.

C. Trent Alred

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, * with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be of K & C, Inc. now known as Nonpareil Inc. and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as

WITNESS my hand and seal this 9th day of May, 2017.

Notary Public Kelly Greene Elrod
My Commission Expires: August 16, 2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

File No.: 33333-17-24

* C. Trent Alfred, President of K + C Inc., now known as Nonpareil Inc.