Davidson County DEEDWARR
Recvd: 08/02/17 16:12 3 pgs
Fees:18.00 Taxes:1283.90
20170802-0078943

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 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 Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexandria Annan Euceda	Alexandria Annan Euceda	16014002300
(NAME)	(NAME)	
5638 Oakes Dr.	5638 Oakes Dr.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, We, **Sunshine Years LLC and Carl Smith, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexandria Annan Euceda, an unmarried woman,** 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 Sunshine Years LLC and Carl Smith by Warranty Deed dated 05/09/2017 from K & C Inc, now known as Nonpareil Inc., of record Instrument 20170518-0049542 Register's Office for Davidson County, Tennessee.

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

This property is not the homestead or current residence of the grantors or their spouses.

unimproved ☐

This is improved ☑ property, known as 5638 Oakes Dr., Brentwood, TN 37027
(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 1st day of August, 2017.

SUNSHINE YEARS LLC

Darren Henrie

Carl Smith

State of Tennessee
County of Williamson

Personally appeared before me Darren Henrie of Sunshine Years LLC and Carl Smith, with whom I am pe
acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein con

WITNESS my hand and seal this 1st day of August, 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.: 17-4768

I, Kelly Greene Elrod, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Gwen Huskey, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gwen Huskey
My Commission Expires: **09/11/2017**

GWEN HUSKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017