Bill Garrett Davidson County
Batch# 4157 DEEDWARR
09/25/2017 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20170925-0097992

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: August 16, 2020

(AFFIX SEAL)

KELLY GREENE ENROD
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
Sunshine Years, LLC	Sunshine Years, LLC	160-15-0-A-089.00CO
(NAME)	(NAME)	
218 Hearthstone Manor Lane	218 Hearthstone Manor Lane	
(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, I, **Alora H Baxter,** a single woman, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sunshine Years, LLC,** 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 Unit No. 89, on the Condominium Site Plan, PHASE IV, HEARTHSTONE MANOR, a part of Hearthstone P.U.D., of record in Plat Book 6250, Page 990, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ermon Baxter and wife, Alora H. Baxter by Warranty Deed dated 07/21/1988 from Sharon L. Rader, a single person of record in Book 7895, Page 96 2 , Register's Office for Davidson County, Tennessee

Being the same property conveyed to Alora H. Baxter by Quit Claim Deed dated 07/12/1993 from Ermon Baxter of record in Book 902 2, Page 933 , Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 218 Hearthstone Manor Lane, 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 19th day of September, 2017.

Alora H Baxter

State of Tennessee
County of Williamson

Personally appeared before me Alora H Baxter, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of September, 2017.

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

File No.: 17-5087

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

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, Cathey Bradford, 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.

Cathey Bradford
My Commission Expires: 7/8/19

