Bill Garrett Davidson County
Batch# 74374 DEEDWARR
03/28/2018 11:37:46 AM 2 pgs
Fees: $13.00 Taxes: $1,226.00

20180328-0028968

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$331,350.00~~.

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2018.

Notary Public

My commission expires: 10-3-2020
(AFFIX SEAL)

GREGORY S. PERRONE WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brandon Sarago	**Primary Residential Mortgage Inc.**	**097-16-0B-007.00 CO**
2959 Cherrybark Court	1480 N 2200 West	
Hermitage, TN 37076	Salt Lake City, UT 84116	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

SDH Nashville LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Sarago, Unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 7, as shown on the map entitled Towering Oaks, Phase 3, of record as Instrument No. 20170216-0015923, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SDH NASHVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, by Quitclaim Deed from HIGHLAND FALLS TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170502-0043029, dated April 27, 2017, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property, known as **2959 Cherrybark Court, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 March, 2018.

SDH NASHVILLE LLC
By: H. Barry Russ, Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **H. Barry Russ, Assistant Vice President of SDH Nashville LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Assistant Vice President of SDH Nashville LLC, the within bargainor, and limited liability company, and that he as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said H. Barry Russ, as Assistant Vice President of SDH Nashville LLC.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 26th day of March, 2018.

Notary Public

My Commission Expires: 10-3-20

GREGORY S. PERRONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY