Bill Garrett Davidson County
Batch# 102986 DEEDWARR
06/11/2018 11:19:30 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20180611-0055741

WARRANTY DEED

HILLARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

JM-VRES-18-4032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rhonda Mayes	~~NEW OWNER~~ First Farmers and Merchants Bank	
(NAME)	(NAME)	**134-9-B-61.00CO**
4032 Providence Park Lane	816 South Garden Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUNSETTER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHONDA MAYES, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 as shown on the map entitled Providence Park, Phase 1, Section 3, of record in Instrument No. 20040907-0107496, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sunsetter Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Pamela Sabb, now known as Pamala Dotson, an unmarried woman, recorded November 13, 2017 in Instrument No. 20171113-0116109 and further being the same property conveyed to Pamela Sabb, an unmarried person, by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation, recorded October 26, 2005 in Instrument No. 20051026-0129204, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Instrument No. 20040907-0107496, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument Nos. 20031007-0148249, 20031020-0154723, 20040324-0033177, 20040930-0117792, 20050912-0108965, 20051012-0122828, 20070205-0014869, 20071113-0132962, 20100202-0008169, 20100316-0019838 and 20101004-0079326
- Restrictions set out in Deed of record in Instrument No. 20051026-0129204, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20031013-0151608, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements of record in Book 7262, Page 388, Book 8337, Page 556 and Instrument No. 20030409-0047549, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8347, Page 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4032 Providence Park Lane, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 8th DAY OF JUNE, 2018.

Sunsetter Properties, LLC

BY: _____
Eloy Saban
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELOY SABAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of SUNSETTER PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of June, 2018.

_____
Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make 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.

_____
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019