WARRANTY DEED

DANA ELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 07/08/20

(AFFIX SEAL)

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
Jennifer B. Farrar	New owners	160-15-0-A-089.00CO
(NAME)	(NAME)	
218 Hearthstone Manor Lane		
(ADDRESS)	(ADDRESS)	
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, **Sunshine Years LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer B. Farrar, a single woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ 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 Sunshine Years, LLC by Warranty Deed dated 09/19/2017 from Alora H. Baxter, a single woman of record in Instrument 20170925-0097992, Register's Office for Davidson County, Tennessee.

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

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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 6250, PAGE 990, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Karen Y Johnson Davidson County
DEEDWARR
Batch# 153561 2 pgs
10/23/2018 03:09:04 PM
Fees: $13.00 Taxes: $1,296.85



20181023-0105102

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # RAVE-18-218

Witness my/our hands this 19th day of October, 2018.

SUNSHINE YEARS LLC

Darren Henrie
Sole Member

State of Tennessee
County of ~~Williamson~~ Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Darren Henrie 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 Sunshine Years LLC 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 19th day of October, 2018.

Notary Public
My Commission Expires: 9-6-2022

File No.: 18-6344

