NEW OWNER:

Rebecca Mayer & Richard Mayer Jr.
3219 Cynthia Lane
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel: 050-14-0-178

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-709

Karen Y Johnson Davidson County
Batch# 168280 DEEDWARR
11/29/2018 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20181129-0116404

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety Thousand and 00/100 Dollars ($290,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HAPPY HOMES LLC, a Tennessee Limited Liability Company,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **REBECCA MAYER, an unmarried woman, and RICHARD MAYER JR., a married man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27 day of November, 2018.

HAPPY HOMES LLC,
a Tennessee Limited Liability Company, by:

WILLIAM SUGG, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WILLIAM SUGG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is SOLE MEMBER of HAPPY HOMES LLC, the within-named bargainor, and as such authorized officer, being given the authority to do so, executed the within instrument.

WITNESS my hand and official seal at office this 27 day of November, 2018.

NOTARY PUBLIC

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-202

My commission expires:_____

****

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00** .

AFFIANT

Sworn to and subscribed to before me this 27 day of November, 2018.

NOTARY PUBLIC

My commission expires: 3/24/2020

DE ANNA D. SYLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Section Two, Parkwood Estates of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herbert Hudson, unmarried by Warranty deed from John E. Claybon and wife, Erma A. Claybon of record in Book 9327, page 719, Register's Office for Davidson County, Tennessee, dated April 25, 1994 and recorded on April 29, 1994. (Value or consideration shown in aforementioned deed $76,500.00.).

Being the same property conveyed to Happy Homes, LLC, a Tennessee limited liability company by Warranty deed from The Estate of Herbert Hudson, Sr., Alice M. Dunlap as Personal Representative of record in Instrument No. 20170807-0080416 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 07, 2017. (Value of consideration shown in aforementioned deed $147,000.00.)

Being also known as 3219 Cynthia Ln Nashville, Tennessee 37207.

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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.

Signer's Name

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and state, Todd A. Tressler II, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Danielle Imbaratto

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).