Return to:

Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-04-2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2019.

Notary Public

My commission expires: 8-4-20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 184442 **DEEDWARR**
01/16/2019 11:44:58 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20190116-0004544

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mark A Young and Amy S Young	Same as	**131 11 0N 002.00 CO**
4601 Granny White Pike	New Owner	
Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sunrise Homes, LLC, a Tennessee limited liability company,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mark A Young and Amy S Young, husband and wife,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Being Unit No. Y, together with the appurtenant interest in the common elements of The Cottages at 4601/4603 Granny White, a horizontal property regime with private elements established by Master Deed and By-Laws of record in Instrument No. 20160413-0035326, as amended by First Amendment in Instrument No. 20170117-0004917, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned First Amendment Declaration.

Being part of the same property conveyed to Sunrise Homes, LLC by deed from Arthur N. Anderson, dated March 30, 2016, recorded April 1, 2016, of record in Instrument No. 20160401-0031100, Register's Office for Davidson County, Tennessee.

This is improved property known as **4601 Granny White Pike, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of January, 2019.

Sunrise Homes, LLC

BY: _____
Michael Shaw, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Sole Member of Sunrise Homes, LLC, a Tennessee limited liability company, and is authorized by Sunrise Homes, LLC to execute this instrument on behalf of the company.

Witness my hand and official seal this 15th day of January, 2019.

_____
Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001428-528