(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00. Affiant Subscribed and sworn to before me, this 9th Day of July, 2019 Notary Public My commission expires: 11/8/22

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mario Hambrick and Nicole Hambrick	Mario Hambrick and Nicole Hambrick	131-11-0N-001.00-CO
4603 Granny White Pike	4603 Granny White Pike	
Nashville, TN 37220	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

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

Mario Hambrick and Nicole C Hambrick, 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:

> Land in Davidson County, Tennessee, being Unit X, together with common areas, as established by Master Deed and By-Laws for The Cottages at 4601/4603 Granny White, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160413-0035326, as amended in Instrument No. 20170117-0004917 and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Sunrise Homes, LLC by Warranty Deed from Arthur N. Anderson, of record in Instrument No. 20160401-0031100, Register's Office for Davidson County, Tennessee, dated March 30, 2016 and recorded on April 01, 2016. (Value of consideration shown in aforementioned Deed $475,000.00)

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Karen Johnson Davidson County
Batch# 255062  DEEDWARR
07/10/2019 03:51:30 PM    3 pgs
Fees: $18.00  Taxes: $3,977.50
20190710-0067362
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This is improved property known as **4603 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 the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** 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 9th day of July, 2019.

7-9-2019

Sunrise Homes, LLC by Michael Shaw, President

State of Tennessee
County of Davidson

Before me, Kelly Jean Biers, Notary Public of the state and county mentioned, personally appeared Michael Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President 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, at office, this 9th day of July, 2019.

Notary Public [seal]
My commission expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000161-528

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019