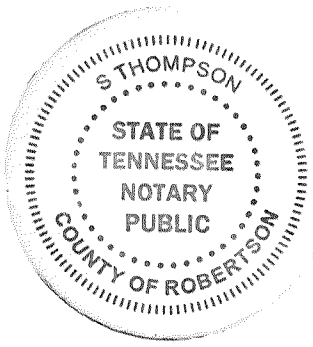
Karen Johnson Davidson County
Batch# 693455 DEEDWARR
08/09/2021 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20210809-0107042

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11.20.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SN TENNESSEE, LLC	SN TENNESSEE, LLC	Parcel ID: 086 10 0B 140.00
(NAME) 8390 E. Via de Ventura F-110	(NAME) 8390 E. Via de Ventura F110, #303	
(ADDRESS) Scottsdale, AZ 85258	(ADDRESS) Scottsdale, AZ 85258	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Mary B. Wilson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SN TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 140, on the Plan of Noel Cove Town Homes, as established under Master Deed and Declaration of Covenants, Conditions and Restrictions of record as Instrument Number 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Mary B. Wilson, unmarried, by Quitclaim Deed from Mary B. McDaniel, unmarried (n/k/a Mary B. Wilson), of record in Instrument No. 20130322-0028483, in the Register's Office of Davidson County, Tennessee, dated March 11, 2013 and recorded on March 22, 2013.

Being the same property conveyed to Mary B. McDaniel, Unmarried, by Warranty Deed from Alicia A. Arrick, Unmarried, of record in Instrument No. 20110322-0022251, in the Register's Office of Davidson County, Tennessee, dated March 10, 2011 and recorded on March 22, 2011.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 140 Noel Cove Circle, Hermitage, TN 37076

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.

Witness our hands this 4th day of August, 2021

Mary B. Wilson

Mary B. Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mary B. Wilson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of August, 2021.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-4-2021.

Affiant
Date: August 5, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY