(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $865,000.00

Affiant

Subscribed and sworn to before me, this 25th day of January, 2022.

Notary Public

My commission expires:_____

Karen Johnson Davidson County
Batch# 796293 **DEEDWARR**
01/27/2022 12:02:56 PM 2 pgs
Fees: $13.00 Taxes: $3,200.50

20220127-0009958

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gareth Gilkeson and Alison Gilkeson	**New Owner**	**072-09-0-389.00**
311 South 17th Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sun Country Homes LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gareth Gilkeson and Alison Gilkeson, husband and wife

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 Lot No. 74 on the Plan of Eskridge Subdivision of part of the W.B. Franklin Property of record in Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 74 fronts 60.0 feet on the southerly margin of Fairwin Avenue and runs back between parallel lines measuring 175.0 feet to a line in the rear measuring 60.0 feet.

Being the same property conveyed to Sun Country Homes, LLC, a Tennessee limited liability company, by Warranty Deed, from 522 4th Ave. S, LLC, a Tennessee limited liability company, dated September 25th, 2020, of record in Instrument No. 20200925-0110693, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 547, Page 52, Register's Office for Davidson, Tennessee.
Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 4264, Page 181, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1026 Fairwin Avenue, Nashville, TN 37216

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 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 my/our hand(s) this 25th day of January, 2022

Sun Country ~~Homes~~ LLC, a Tennessee ~~limited~~ liability company

By: _____
Daniel Dyer, Operating Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Daniel Dyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Operating Manager of Sun Country Homes LLC, the within named bargainor, a Tennessee limited liability company, and that such Daniel Dyer as such Operating Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Operating Manager.

Witness my hand and seal, this 25th day of January, 2022.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: **21-950**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027