BILL GARRETT, Davidson County
Trans:T20130069904 DEEDWARR
Recvd: 08/14/13 10:22 2 pgs
Fees:13.00 Taxes:684.50
20130814-0085257

WARRANTY DEED

B-VRES-13-1803

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Amanda Hadden
Affiant

Subscribed and sworn to before me, this 8th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunny Meadows, LLC	1803 Broadway, Apt 401 (NAME)	
1803 Broadway, Unit 120	Nashville TN 37203	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		092-16-0D-120.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GERRY HOUSE AND WIFE, ALLYSON HOUSE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUNNY MEADOWS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that 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. 120 AND PARKING SPACE 33, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE BRISTOL ON BROADWAY, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20050517-0055639, AS AMENDED IN INSTRUMENT NO. 20060307-0026614 AND INSTRUMENT NO. 20070615-0071857 , IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "C" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO GERRY HOUSE AND WIFE, ALLYSON HOUSE BY QUITCLAIM DEED FROM J. MICHAEL MORGAN, TRUSTEE OF RECORD AT INSTRUMENT NO. 20060620-0073624, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 15, 2006 AND RECORDED ON JUNE 20, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE 39; INSTRUMENT NUMBER 20050517-0055639, AS AMENDED IN INSTRUMENT NO. 20060307-0026614 AND INSTRUMENT NO. 20070615-0071857, SAID REGISTER'S OFFICE; C) URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BS2000-364, MADE APPLICABLE BY ORDINANCE NO. BL2000-476 OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; D) MATTERS SHOWN ON A SURVEY BY WAMBLE AND ASSOCIATES, JIMMY C. YATES, TENN R.L.S. NO. 1597 DATED OCTOBER 4, 2002 LAST REVISED FEBRUARY 14, 2003, W & A FILE NO. 617-0102; AND E) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1803 Broadway #120, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of August, 2013.

Gerry House

Allyson House

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERRY HOUSE AND ALLYSON HOUSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of August, 2013.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903