File Box 8

BILL GARRETT, Davidson County
Trans:T20130093390 DEEDWARR
Recvd: 10/31/13 14:11 2 pgs
Fees:13.00 Taxes:573.50
20131031-0113213

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52887
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sunny Meadows, LLC 1803 Broadway, Unit 401 Nashville, TN 37203	New Owner

TAX MAP-PARCEL NUMBERS: 114120A08100C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$155,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Keri A. Norfleet Daugherty, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Sunny Meadows, LLC hereinafter called the **Grantee**, Grantee's 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 Lot No. 81 on the Plan of Stoneridge Townhomes, Phase II, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060721-0088352, amended in Instrument No. 20080715-0072550, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keri A. Norfleet, unmarried by Special Warranty Deed from Marquis Homes LLC, a Tennessee limited liability company, dated December 15, 2010 and recorded December 16, 2010 in Instrument No. 20101216-0100125, Register's Office for Davidson County, Tennessee. Keri A. Norfleet having since married and now being known as Keri A. Norfleet Daugherty.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; All matters shown on The Plan, with Owner's Certificate, shown as Exhibit "B" to the Covenants, Conditions and Restrictions, of record in Instrument No. 20060721-0088352 amended in Instrument No. 20080715-0072550, said Register's Office; Covenants Conditions and Restrictions of record in Instrument No. 20050421-0044398, Instrument No. 20060721-0088352 and amended in Instrument No. 20080201-0010773, and Instrument No. 20080715-0072550, said Register's Office; Parking Easement of record in Instrument No. 20080428-0042873, said Register's Office; Water Line Easement of record in Instrument No. 20080428-0042872, said Register's Office.

This is improved property, known as: 326 Stonecrest Way, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2013.

Keri A. Norfleet-Daugherty

State of TENNESSEE
County of DAVIDSON

On this 30th day of October, 2013 , before me the undersigned authority, personally appeared Keri A. Norfleet-Daugherty, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Sworn and subscribed before me this the 30th day of October, 2013

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017