WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-14-760

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sunny Meadows, LLC	NEW OWNER	
(NAME) **760 Wedgewood Park Apt. 103**	(NAME)	**105-10-C-103.00 CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, I/we **REZA FRAZMAND AND WIFE, SUZY FRAZMAND,** 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:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 103 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument Nos. 20060216-0019060, 20060228-0022838, 20060825-0105391, 20070731-0090822, 20091221-0116044 and 20110329-0024200, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 103 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

Being the same property conveyed to Reza Frazmand and wife, Suzy Frazmand by Warranty Deed from New Urban Village Development, LLC, a Tennessee Limited Liability Company, recorded on the 24th day of March, 2006 in Instrument No. 20060324-0033888, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- All matters set forth in the Master Deed establishing WEDGEWOOD PARK Condominium of record in Instrument No. 20050510-0052804, amended at Instrument Nos. 20060216-0019060, 20060228-0022838, 20060825-0105391, 20070731-0090822, 20091221-0116044 and 20110329-0024200, said Register's Office
- Charter of Wedgewood Park Condominium Owners' Association, Inc. recorded at Instrument No. 20050524-0058684.
- Stormwater Detention Agreement recorded at Instrument No. 20050321-0030406.
- Easement for Sanitary sewers and/or storm drainage to Metropolitan Government, recorded in Instrument No. 20050406-0037548.
- Assignment of Developer's Right recorded at Instrument Nos. 20070730-0090189 and 20081205-0118096.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **760 Wedgewood Park Apt. 103 Nashville, Tennessee 37203**.

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.

BILL GARRETT, Davidson County,
Trans:T20140013082 DEEDWARR
Recvd: 02/25/14 11:25 2 pgs
Fees:13.00 Taxes:987.90

20140225-0016068

Witness my/our hand(s) this the 21st DAY OF FEBRUARY, 2014.

Reza Frazmand

Suzy Frazmand by Ali Frazman, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REZA FRAZMAND, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ali Frazmand, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Suzy Frazmand, and who acknowledged he executed the same as the free act and deed of the said SUZY FRAZMAND.

Witness my hand and official seal, this the 21st of February, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212