WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140025632 DEEDWARR
Recvd: 04/16/14 10:20 2 pgs
Fees:13.00 Taxes:703.00

20140416-0031697

R-RP-14-1803-324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 c / o HRG Property Management	**Sunny Meadows, LLC** c/o HRG Property Management	
(NAME) **1418 Lady Nashville Court**	(NAME) **1418 Lady Nashville Court**	**092-16-0-D-324.00C O**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Hermitage, TN 37076**	
(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 **VITA DENNIS, UNMARRIED AND CHRISTINE E. HASTINGS, UNMARRIED,** 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 324, The Bristol on Broadway, a Condominium Development, as established under Master Deed of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, to which Master Deed and amendments reference is hereby made for a more particular description of said unit. Together with Parking Space #111.

Being the same property conveyed to Vita Dennis and Christine E. Hastings, as tenants in common with rights of survivorship by Quitclaim Deed from Vita Dennis, unmarried, of record in Instrument No. 20100126-0006605, Register's Office for Davidson County, Tennessee, dated January 19, 2010 and recorded on January 26, 2010. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year have been prorated and assumed by grantee(s) herein.
- All matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway of record in Instrument No. 20050517-0055639 as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, and the By-Laws attached as Exhibit "B" to said Master Deed.
- Charter for The Bristol on Broadway Condominium Association , Inc., in Instrument No. 20071024-0125856, and corrected in Instrument No. 20071024-0125857, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "C" to the Master Deed of record in Instrument 20050517-0055639, as amended, Register's Office for Davidson County, Tennessee.
- Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, of record in Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway #324, 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.

Witness my/our hand(s) this the 11th DAY OF APRIL, 2014.

Vita Dennis

Christine E. Hastings by Vita Dennis as Attorney In Fact

Christine E. Hastings by Vita Dennis as 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, VITA DENNIS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2014.

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vita Dennis, 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 CHRISTINE E. HASTINGS, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTINE E. HASTINGS.

Witness my hand and official seal, this the 11th of April, 2014.

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

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

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