File Box 8

BILL GARRETT, Davidson County
Trans:T20140037929 DEEDWARR
Recvd: 05/30/14 14:59 2 pgs
Fees:13.00 Taxes:888.00
20140530-0046765

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Phone (615) 298-3312 - Fax 292-8746

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

W & I Ref:(_____) Title No: 53436
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sunny Meadows, LLC 1418 Lady Nashville Court Hermitage, TN 37076	New Owner

TAX MAP-PARCEL NUMBERS: 104080L20800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Prem S. SHekhawat and wife, Rashmi Shekhawat**, 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 shown as Exhibit "C" the Master Deed Establishing Cambridge Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Instrument No. 20061214-0154442, Register's Office for said County, to which reference is hereby made for more complete details of description, together with the said Apartment's undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Prem S. Shekhawat and wife, Rashmi Shekhawat by Warranty Deed from Parthenon Partners, LLC, a Tennessee Limited Liability Company, dated March 16, 2009, recorded on March 16, 2009, of record in Instrument No. 20090316-0023354, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "C" to the Master Deed of record in Instrument No. 20061214-0154442 as corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, and amended in Instrument No. 20100616-0046949, said Register's Office, to which plan reference is hereby made for a more complete description.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL 2000-364 made applicable by BL-2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property, known as: 1504 18th Avenue South, Unit 208, Nashville, Tennessee 37212

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 27th day of May, 2014.

Prem S. Shekhawat

Rashmi Shekhawat

Rashmi Shekhawat

State of

County of

On this 27th day of May, 2014, before me the undersigned authority, personally appeared Prem S. Shekhawat and Rashmi Shekhawat, 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: November 4, 2014

Lisa J. Cudd
Notary

NOTARIAL SEAL
STATE OF OHIO

LISA J. CUDD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
November 04, 2014
Recorded in
Marion County

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 $240,000.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2014

Notary Public

My Commission Expires:

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