(3)

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064981 DEEDWARR
Recvd: 09/02/14 14:44 3 pgs
Fees:18.00 Taxes:3268.33
20140902-0079944

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $883,333.35.

Affiant

Subscribed and sworn to me on August 29, 2014.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27740SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sunny Meadows, LLC 922 Davidson Drive, Suite B Nashville, TN 37205	NEW OWNER	104-8-L-105 CO 104-8-L-205 CO 104-8-L-301 CO 104-8-L-303 CO 104-8-L-304 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Shan- Ren Zhou and wife, Qiao Han**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Sunny Meadows, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

PARCEL ONE:

Condominium Apartments located in Davidson County, Tennessee, being Unit No. 105, as set forth in the Master Deed Establishing Cambridge Condominiums, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061214-0154442 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "C" of said Master Deed, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Shan-Ren Zhou and wife, Qiao Han by Quitclaim Deed from Shan-Ren Zhou, of record in Instrument No. 20140902-0079942, in the Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Condominium Apartments located in Davidson County, Tennessee, being Unit No. 205, as set forth in the Master Deed Establishing Cambridge Condominiums, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061214-0154442 in the Register's Office for Davidson County, Tennessee; said unit also being shown

as part of Exhibit "C" of said Master Deed, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Shan-Ren Zhou and wife, Qiao Han by Quitclaim Deed from Qiao Han, of record in Instrument No. 20140903-0079943, in the Register's Office for Davidson County, Tennessee.

PARCEL THREE:

Condominium Apartments located in Davidson County, Tennessee, being Unit Nos. 301, 303 and 304, as set forth in the Master Deed Establishing Cambridge Condominiums, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061214-0154442 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "C" of said Master Deed, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Shan-Ren Zhou and wife, Qiao Han by Warranty Deed from Parthenon Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20111215-0097919, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cambridge Condominiums of record as Instrument 20061214-0154442, as corrected by Scrivener's Affidavit of record as Instrument No. 20081003-0100908, and amended by Instrument No. 20100616-0046949, in the Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as Exhibit "B."
4. Matters appearing on Exhibit "C" of the Master Deed of record as Instrument No. 20061214-0154442 in said Register's Office.
5. Charter of Cambridge Condominium Owners Association, Inc., of record as Instrument No. 20061207-0151615 in said Register's Office, and as Exhibit "F" to said Master Deed.
6. The rights of others in and to the common areas.
7. The lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1504 18th Ave South, Units 105, 205, 301, 303, 304, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands on August 29, 2014.

Shan- Ren Zhou

Qiao Han

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 29, 2014, before me personally appeared Shan- Ren Zhou and Qiao Han 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 that they executed the same as their free act and deed.

Witness my hand and official seal on August 29, 2014.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017