BILL GARRETT, Davidson County
Trans:T20140086895 DEEDWARR
Recvd: 11/18/14 13:45 4 pgs
Fees:23.00 Taxes:2127.50
20141118-0106329

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Steven G. Sunderland **Sharon B. Sunderland** **314 Glenwood Rd.** **Lake Forest, IL 60045**	**New Owner**	**P/O 117-09-0-136.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$575,000.00**.

Laura Brandewie
Affiant

Sworn to and subscribed before me this 14th day of November, 2014.

Hillary Torrence
Notary Public

HILLARY TORRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 11-28-16

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Dakota Avenue Partners, LLC, a Tennessee limited liability company** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **Steven G. Sunderland and wife, Sharon B. Sunderland** (the "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is unimproved property known as **3609 Hilldale Drive, Nashville, TN 37215**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand on this 14th day of November, 2014.

Dakota Avenue Partners, LLC, a Tennessee limited liability company

By: _____
Kevin McGinn, as authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kevin McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be an authorized Member of Dakota Avenue Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such authorized Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Kevin McGinn as authorized Member.

Witness my hand, at office, this 14th day of November, 2014.

_____
Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 1, on the Horizontal Property Regime for Hilldale Townhomes, Inc., as recorded in the Master Deed of record in Instrument No. 20141110-0103815 and amended in Instrument No. 20141113-0104855, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being part of the same property conveyed to DAKOTA AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Special Warranty Deed from FLEMING W. SMITH, JR. AND GILBERT N. SMITH, of record in Instrument No. 20141104-0101840, dated October 30, 2014, said Register's Office.

Exhibit B

[Permitted Exceptions]

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years for P/O Map-Par. 117-09-0-136.00.

2. Matters shown on the Plan of record in Instrument No. 20071102-0129355, said Register's Office.

3. Master Deed for Hilldale Townhomes, Inc. of record in Instrument No. 20141110-0103815 and amended in Instrument No. 20141113-0104855, said Register's Office.

4. Matters shown on the Plan of record in Plat Book 547, page 116, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 5088, page 36, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, page 947, said Register's Office.