File Box 8

BILL GARRETT, Davidson County
Trans: T20150050636 DEEDWARR
Recvd: 06/24/15 14:02 2 pgs
Fees: 13.00 Taxes: 660.45
20150624-0060673

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57617
Dav. Co. File: Box 8

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

TAX MAP PARCEL NUMBERS: 104080L107.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$178,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha Bowdoin Colmore**, married, 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. 107 of Cambridge, a Condominium Development, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed, of record in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit, of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited elements of the Condominium.

Being the same property conveyed to Martha Bowdoin Colmore (erroneously referenced as Martha Bowdion Colmore, in the prior deed of record) an unmarried person, by Warranty Deed from Parthenon Partners, LLC, a Tennessee limited liability company, dated April 30, 2008, recorded May 2, 2008 in Instrument No. 20080502-0044909, Register's Office for Davidson County, Tennessee.

William Hooker, spouse of Martha Bowdoin Colmore, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, as shown on Exhibit "C" to the Master Deed, of record in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit, of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit, of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Cambridge Condominium Owner's Association of record in Instrument No. 20061207-0151615, said Register's Office; Subject to Urban Zoning Overlay, of record in Metro Ordinance No. BL-20000-364, made applicable by Ordinance No. BL-2000-476 in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property, known as 1504 18th Avenue South, # 107, 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 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 22nd day of June, 2015.

Martha Bowdoin Colmore

William Hooker

State of Tennessee

County of Williamson

On this 22nd day of June, 2015, before me the undersigned authority, personally appeared Martha Bowdoin Colmore, 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.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $178,500.00.

Affiant

Sworn and subscribed before me this 22nd day of June, 2015.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Williamson

On this 22nd day of June, 2015, before me the undersigned authority, personally appeared William Hooker, To me known (or proved to me on the basis of satisfact 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.

Notary

My Commision Expires 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.