File Box 8

BILL GARRETT, Davidson County
Trans:T20150063769 DEEDWARR
Recvd: 08/03/15 15:18 2 pgs
Fees:13.00 Taxes:647.50
20150803-0076656

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.: 57724
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: 104080L30200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louis Kyle Draper**, unmarried, 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. 302 of Cambridge, a Condominium Development, a horizontal property regime pursuant to the Tennessee Horizontal 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. 20100616-00460949, 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 common elements of the condominium.

Being the same property conveyed to Louis Kyle Draper by Warranty Deed from Mary Chlasta, dated April 8, 2013, recorded April 11, 2013 in Instrument No. 20130411-0036131, Register's Office for Davidson County, Tennessee.

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, 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. 20100616-00460949, 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. 20100616-00460949 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; Urban Zoning Overlay of record in Metro Ordinance No. BL 2000-364, made applicable to Ordinance No. 2000-476 in the Metropolitan Clerk's Office for Davidson County, Tennessee; Charter of Cambridge Condominium Owner's Association, of record in Instrument No. 20061207-0151615, said Register's Office

This is improved property, known as 1504 18th Avenue South, # 302, 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 31st day of July, 2015.

Louis Kyle Draper

State of Tennessee

County of Davidson

On this 31st day of July, 2015, before me the undersigned authority, personally appeared Louis Kyle Draper, 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: 3/07/2017

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: $175,000.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2015.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018