BILL GARRETT, Davidson County
Trans:T20150083316 DEEDWARR
Recvd: 09/30/15 14:28 2 pgs
Fees:13.00 Taxes:536.50
20150930-0099484

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57859
Dav. Co. File: Box 8

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

TAX MAP PARCEL NUMBERS: 075120F03100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan Aldridge and Tara Aldridge, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do 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:**

Land in Davidson County, Tennessee, being Lot No. 31 a/k/a Unit 216 on the Plan of Tulip cove Townhomes shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699, Instrument No. 20120521-0043906, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Aldridge and Tara Aldridge by Special Warranty deed from Marquis Homes, LLC a Tennessee limited liability company, dated October 16, 2007 and recorded on October 17, 2007 of record in Instrument No. 20071017-0123313, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699, Instrument No. 20120521-0043906, said Register's Office, which Plan shows a minimum building setback line and easement. All Matters shown on Plat of record in Instrument No. 20050517-0055768, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699, Instrument No. 20120521-0043906, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 735 Tulip Grove Road, # 216, Hermitage, TN 37076

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 29th day of September, 2015.

Ryan Aldridge **Tara Aldridge**

State of Tennessee

County of Davidson

On this 29th day of September, 2015, before me the undersigned authority, personally appeared Ryan Aldridge and Tara Aldridge, 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.

CHRISTY W. KEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

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: $145,000.00.

Affiant

Sworn and subscribed before me this 29th day of September, 2015.

CHRISTY W. KEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: