WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107545 DEEDWARR
Recvd: 12/21/15 13:40 2 pgs
Fees:13.00 Taxes:740.00

20151221-0128035

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 3-14-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sunny Meadows, LLC	Same as new owner	114-08-0C-073.00
(NAME)	(NAME)	
1418 Lady Nashville Ct.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James R. Layman and Caitlyn Layman, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sunny Meadows, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 70 of West Park, Phase 2, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions of West Park Homeowners' Association, Inc., of record in Instrument Number 20040304-0024541, amended in Instrument Number 20041221-0151636 and Instrument Number 20050222-0018812, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions of West Park Homeowners' Association, Inc. Reference is hereby made to the Plan of West Park, Phase 2, as shown on Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowners' Association, Inc. of record in Instrument Number 20041221-0151636, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to James R. Layman, an unmarried man, by Warranty Deed from Kimberly D. Wilford, unmarried, dated 3/7/14 and recorded 3/10/14 in Instrument Number 20140310-0020091, Register's Office for Davidson County, Tennessee.

The said James R. Layman has since married, and his wife, Caitlyn Layman herein joins to convey any and all right and interest she may have; especially her marital rights.

Subject to Taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the Phase 2 boundary plat of record in Instrument No. 20041112-0136248, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20040304-0024541; amended in Instrument Numbers 20041221-0151636 and 20050222-0018812, said

Register's Office.

Subject to Easement of record in Book 6301, Page 684, said Register's Office.

Subject to Storm Water Detention Agreement in Instrument Number 20030530-0073233, said Register's Office.

Subject to mandatory Homeowners' Association Dues.

unimproved ☐

This is improved ☑ property, known as 7277 Charlotte Pike, Number 249, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hands this 15th day of December, 2015.

James R. Layman

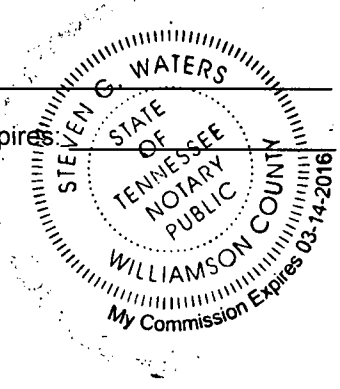
Caitlyn Layman

State of Tennessee
County of Sumner

Personally appeared before me James R. Layman and Caitlyn Layman, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2015.

Notary Public
My Commission Expires:



File No.: 20151228