File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160017297 DEEDWARR
Recvd: 03/02/16 14:18 2 pgs
Fees:13.00 Taxes:714.10
20160302-0020075

W & I Ref: (DM) Title No.: 58162
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: 176050B18800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$193,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David B. Corman and Rickie V. Corman, husband and wife,** 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:**

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hickory Woods Estates, Section "C", Phase II of record in Book 9700, page 952, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David B. Corman and wife, Rickie V. Corman by Warranty Deed from Holigan Family Investments, Inc., dated October 22, 1999 and recorded on November 9, 1999 of record in Book 11737, page 992, Register's Officer for Davidson County, Tennessee, and by Quitclaim Deed from Holigan Homes Tennessee, LTD, dated January 24, 2001, recorded on March 7, 2001 of record in Instrument No. 20010307-0021473, said Register's Office.

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

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 952, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. And a proposed 100 year flood line along the rear of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 9678, page 187, Book 11180, page 802, Instrument No. 20001207-0120450, Instrument No. 20010614-0062709, Instrument No. 20010614-0062710, Instrument No. 20011015-0111957, Instrument No. 20031010-0150800, 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 5148 Brookstone Court, Antioch, TN 37013

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 February, 2016.

David B. Corman

Rickie V. Corman

State of Tennessee

County of Davidson

On this 29th day of February, 2016, before me the undersigned authority, personally appeared David B. Corman and Rickie V. Corman, 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. IVEY
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: $193,000.00.

Affiant

Sworn and subscribed before me this 29th day of February, 2016.

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

Notary

My Commission Expires: