WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-JG-16-3900

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sunny Meadows. LLC	**Sunny Meadows, LLC**	
(NAME)	(NAME)	**092-13-0-004.00**
3900 Park Avenue	**1418 Lady Nashville Court**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-3743	**Hermitage, TN 37076**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **NASHVILLE INTOWN DEVELOPMENT CO. LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SUNNY MEADOWS. LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Block 10, on the Plan of Charlotte Park's Company's Second Addition to Nashville of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bryson Frakes and wife, Sue B. Frakes by NA deed from First Federal Savings and Loan Association of Nashville of record in Book 1018, page 424 Register's Office for Davidson County , Tennessee, dated NA and recorded on February 24, 1957. The Said Bryson Frakes and Sue B. Frakes having since died.

Being a portion of the same property conveyed to by Warranty deed from Donald Frakes, L. Suzanne Dillingham (also known as Laurie Suzanne Dillingham and/or Suzanne white), Randall E. Dillingham (also known as Randy Dillingham), Jacqueline d. Russell (Also known as Jacquelyn S. Russell), Brian Dillingham, Janice M. Frakes, Brad H. Frakes and Kerri C. Woodard of record in Instrument No. 20150818-0082795 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 18, 2015 and Heirs Affidavit recorded on August 18, 2015 in Instrument Nos. 20150818-0082793 and 20150818-0082792.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 160 and 161, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3900 Park Avenue , Nashville, Tennessee 37209-3743**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160018588 DEEDWARR
Recvd: 03/07/16 14:41 2 pgs
Fees:13.00 Taxes:962.00
20160307-0021745

Witness my/our hand(s) this the 4th DAY OF MARCH, 2016.

Nashville Intown Development Co, LLC

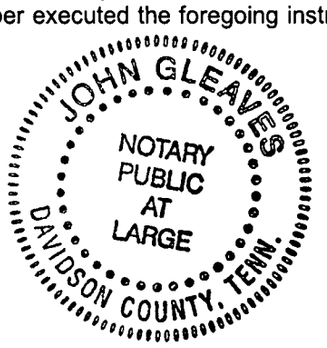
BY: _____
Jeff Gaw, Member

BY: _____
Sean Lewis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the member of Nashville Intown Development Co, LLC, the within named bargainor, a limited liability company, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of March, 2016.



_____
Notary Public

My Commission Expires: 3-6-18

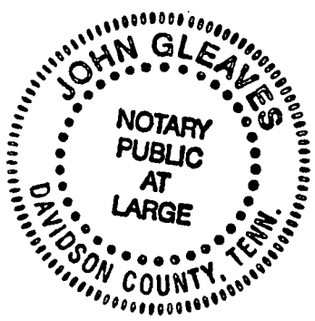
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Lewis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the member of Nashville Intown Development Co, LLC, the within named bargainor, a limited liability company, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of March, 2016.

_____
Notary Public

My Commission Expires: 3-6-18



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212