Davidson County	DEEDWARR
Recvd: 06/08/16 09:19	2 pgs
Fees:13.00 Taxes:906.50	
20160608-0057675	

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: (DM) Title No.: 58286
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stefen L. Johnson Mary C. Johnson 1803 Broadway #125 Nashville, TN 37203	First Community Mtg 275 Robert Rose Dr Murfreesboro TN 37129

TAX MAP PARCEL NUMBERS: 092160D12500CO

162448

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sunny Meadows, LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stefen L. Johnson and Mary C. Johnson, husband and wife,** 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 being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being **Unit 125 and Parking Stall #38** of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, page 39, Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Womble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right title and interest relating to said Unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, and amended in Inst. No. 20060307-0026614 and Inst. No. 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes without limited the generality of the foregoing, an undivided .49% interest in the common Elements of the The Bristol on Broadway Condominium.

Being part of the same property conveyed to Sunny Meadows, LLC by Warranty Deed by Warranty Deed from Christ Historical Society, a Tennessee corporation, dated July 29, 2014, of record as Inst. No. 20140731-0068507, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614, Instrument No. 20070615-0071857, 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. 20050517-0055639, amended in Instrument No. 20060307-0026614, Instrument No. 20070615-0071857, 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.

This is improved property, known as 1803 Broadway, # 125, Nashville, TN 37203

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 3rd day of June, 2016.

Sunny Meadows, LLC
By:

_____
Sunny Meadows, Inc., Sole and Managing Member
By: Todd Sandahl, Authorized Agent

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Todd Sandahl,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Authorized Agent,** (or other officer authorized to execute this instrument) of **Sunny Meadows, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal at office in Davidson County Tennessee this the 3rd day of June, 2016.

CHRISTY WILEY
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: $245,000.00.

_____
Affiant

Sworn and subscribed before me this 3rd day of June, 2016.

_____
Notary

My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith
Commission Expires
4-24-2018