PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160056802 DEEDWARR
Recvd: 07/05/16 10:00 2 pgs
Fees:13.00 Taxes:3977.50
20160705-0068208

W & I Ref: (DM) Title No.: 58230
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nashville Partners, GP, a Tennessee General Partnership P.O. Box 729 Cadiz, KY 42211	New Owner

TAX MAP PARCEL NUMBERS: 10501054400 & 10501054500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,075,000.00**, 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 Delaware limited liability company**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nashville Partners, GP, a Tennessee General Partnership**, a limited liability company, 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:

Tract I
Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Southside Park Estates, Section 1, of record in Book 4460, page 61, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same proeprty conveyed to Sunny Meadows, LLC, by Warranty Deed from Lucille Terrell, unmarried, dated November 10, 2014 and recorded on November 13, 2014, of record in Inst. No. 20141113-0104943, Register's Office for Davidson County, Tennessee.

Tract II
Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Southside Park Estates, Section 1, of record in Book 4460, page 61, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Sunny Meadows, LLC, a Delaware limited liability company, by Warranty Deed from Successful Survivors, a Tennessee non-profit corporation, dated November 10, 2014 and recorded on November 12, 2014, of record in Inst. No. 20141112-0104429, Register's Office for Davidson County, Tennessee.

Description Reference as to both parcels: 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 4460, page 61, said Register's Office, which Plan shows a 30 foot minimum building setback line from 12th Avenue South as to both Lots 41 and 42, and 40 foot reserved easement along the length of Lot 42 and the following note: "Lots 42 and 50 are not individual building sites until such time that the easement is removed"; Restrictions of record in Book 4575, page 964, said Register's Office.

This is improved property, known as 1005/1007 12th Avenue South, 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 30th 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 **as Authorized Agent** (or other officer authorized to execute this instrument) of **Sunny Meadows, LLC, a Delaware limited liability company**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 30th day of June, 2016.

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: $1,075,000.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2016.

Notary

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.