PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160057887 DEEDWARR
Recvd: 07/07/16 11:54 2 pgs
Fees:13.00 Taxes:4810.00
20160707-0069589

W & I Ref: (RF) Title No.: 58423
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
STD Properties, LLC 4300 Parkview Circle Nashville, TN 37204-3933	New Owner

TAX MAP PARCEL NUMBERS: 10501055400, 10501055500, and 10501055700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,300,000.00**, 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 **STD Properties, 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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 51 on the plan of Southside Park Estates, Section I of record in Book 4460, page 61, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Southside Park Estates, Section I of record in Book 4460, page 61, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Tract III:
Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Southside Park Estates, Section I of record in Book 4460, page 61, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Tract I:
Being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from Ernest Bernard Valentine, unmarried and Fortuna Zandra Williams Largen, unmarried and Bernice Williams, unmarried, dated October 17, 2014 and recorded on October 27, 2014 of record in Instrument No. 20141027-0098648, Register's Office for Davidson County, Tennessee.

Tract II:
Being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from Monica Patton and Rodney Patton, wife and husband, dated December 19, 2014 and recorded on December 22, 2014 of record in Instrument No. 20141222-0116977, Register's Office for Davidson, County, Tennessee.

Tract III:
Being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from Patricia Clark, unmarried, dated October 3, 2014 and recorded on October 8, 2014 of record in Instrument No. 20141008-0093198, Register's Office for Davidson County, Tennessee.

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

Tract I:
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 at 13th Avenue South. And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot. Restrictions of record in Book 4575, page 964, said Register's Office.

Tract II:
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 at 13th Avenue South. Restrictions of record in Book 4575, page 964, said Register's Office.

Tract III:
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 minimum building setback line and easement to which Plan reference is hereby made for a more complete description.

This is improved property, known as 1014,1016, - 1020 13th Avenue South, Nashville, TN 37212

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 **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 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: $1,300,000.00.

Affiant _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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

Notary _____

My Commission Expires: _____